



**CITY PLANNING - YMC TITLE 15  
TXT#003-25, SEPA#015-25**

**Yakima City Council  
Closed Record Public Hearing  
April 7, 2026**

**EXHIBIT**

Applicant: City of Yakima  
File Numbers: TXT#003-25, SEPA#015-25  
Site Address: Citywide  
Staff Contact: Trevor Martin, Planning Manager

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**YAKIMA PLANNING COMMISSION  
RECOMMENDATION TO THE YAKIMA CITY COUNCIL  
FOR  
AMENDMENT TO YAKIMA MUNICIPAL CODE**

**WHEREAS**, Pursuant to RCW 36.70A.130(1) the City is required to take legislative action to review and revise its development regulations in accordance with the Growth Management Act; and

**WHEREAS**, These updates to Yakima Municipal Code (YMC) Title 15 is considered to be a non-project application without a specific use or site plan to be considered; and

**WHEREAS**, Under the provisions of YMC Ch. 1.42 the Yakima Planning Commission is responsible for the review of amendments to the City's Yakima Zoning Ordinance, Subdivision Ordinance, and other land use matters, and for recommending the approval, modification, or denial of each amendment; and

**WHEREAS**, The Yakima Planning Commission held a study session to review the proposed amendments on November 12, 2025, and

**WHEREAS**, All required public notice for these amendments were provided, in accordance with the provisions of YMC Ch. 16.10, on December 24, 2025 and December 30, 2025; and

**WHEREAS**, SEPA Environmental Review for these updates was considered, a Determination of Nonsignificance was issued on December 24, 2025; and

**WHEREAS**, The Yakima Planning Commission held an open record public hearing on January 28, 2025, to hear testimony from the public, consider the amendments, and provide a recommendation to the Yakima City Council;

**Now therefore, the Yakima City Planning Commission presents the following findings and recommendation to the Yakima City Council:**

Based upon a review of the information contained in the application, staff report, exhibits, and other evidence presented at an open record public hearing held on February 26, 2025, the Planning Commission makes the following:

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I. **PURPOSE AND DESCRIPTION OF PROPOSED AMENDMENTS:**

The complete track changes text can be found in Exhibit "A" and is incorporated herein by reference. A summary of the amendments is as follows:

- I. YMC Subsection 15.02.020 – Definitions  
a. Adding a new definition to the ordinance to comply with updated state standards.

*Staff Analysis: The State of Washington has issued guidance for new definitions following the updates of their middle housing bills. The City of Yakima is updating the zoning ordinance to comply with the State standards.*

- II. YMC Subsection 15.04.030 – Table of permitted land uses  
a. Reorganizing Table 4-1, and changing auto repair from a Type 3 use to a Type 1 use in the Regional Development (RD) zoning district.

*Staff Analysis The table will be reorganized to alphabetize the entries and create a separate category for automotive uses. Adding one overall new use to the table under residential called "Middle Housing".*

- III. YMC Subsection 15.04.080 – Drive-through facilities  
a. Referencing a new section in YMC § 15.06.135

*Staff Analysis: A new section was added for drive-through standards.*

- IV. YMC §§ 15.06.030 – General Provisions & 15.06.035 – Electric Vehicle Charging Station  
a. Removing ambiguous provisions from sections

*Staff Analysis: removing provision from sections that no longer apply within the City, or meet State guidance.*

- V. YMC § 15.06.040 – Off-street parking standards  
a. Removing language related to gross floor area; Revising Exemptions from Table 6-1; Adding new language for downtown business districts, dwelling units, affordable units, and mixed-use spaces.

*Staff Analysis: In 2025 the Washington State Legislature passed SB 5184, which effectively limits the amount of parking a city can require for housing and commercial businesses. Staff analyzed the Bill and made specific changes to the commercial and residential parking requirements under Table 6-1, highlighted by SB 5184.*

- VI. YMC Table 6-1 Standard Parking Lot Dimensions  
a. Removing additional lot width criteria.

*Staff Analysis: The additional lot width is confusing and additional sections within YMC provide guidance on parking lot design.*

- VII. YMC §§ 15.06.090 – Landscaping requirements, 15.06.110 – Construction and Maintenance, 15.06.140 – Nonconforming Parking, 15.09.025 – Mixed Use Buildings, and 15.11.020 – Application Requirements.

- a. Removing and adding minor language to remove ambiguity from sections.

*Staff Analysis: The updates in this section are primarily related to questions the department regularly receives related to parking standards, or items covered in other policies used by the City. Updating this section will create additional consistency between divisions and more accessibility options for public submittals.*

- VIII. YMC § 15.06.135 – Drive-through standards

- a. Creating a new section specifically for drive-throughs in the City.

*Staff Analysis: The City has a long history of drive-through uses, however, there are no standards guiding development of drive-throughs. Recently there have been several applications where the proposed drive-through creates cuing issues into the public right-of-way, and sites where a proposed drive-through is inappropriate. During the application process, property owners usually look to City for guidance for construction specifics. In the case of drive-throughs, the City has no clear guidance. Adding this section will eliminate ambiguity and guide applicants in site planning.*

## II. YAKIMA COMPREHENSIVE PLAN 2040

The proposed text amendments are consistent with the following goals and policies of the Comprehensive Plan 2040

Goal 2.1: Establish a development pattern consistent with the community's vision.

Policy 2.1.6: Adopt coordinated development regulations that facilitate Yakima's preferred land use pattern (e.g. allowed density, uses, and site provisions)

- Refine the land use code on an ongoing basis to make it user-friendly by employing simple language, easy to read charts, and illustrative graphics.
- Monitor and refine the land use code as needed to facilitate the preferred land use pattern and development character.
- Integrate an appropriate balance of predictability and flexibility when updating development regulations that allow ease of administration and interpretation and offer optional ways of meeting requirements when possible.

## III. YAKIMA PLANNING COMMISSION'S CONCLUSIONS

1. No adverse impacts have been identified;
2. The proposed updates underwent Environmental Review;
3. The proposed amendments are consistent with the Yakima Urban Area Zoning Ordinance, 2040 Comprehensive Plan, and Housing Action Plan.

## MOTION

Based on the testimony and evidence presented during this afternoon's public hearing, it was moved and seconded that Planning staff draft findings of fact and forward a recommendation of approval to the Yakima City Council. The motion carried 6-2.

**RECOMMENDATION TO CITY COUNCIL**

The Planning Commission of the City of Yakima, having received and considered all evidence and testimony presented at the public hearing, and having received and reviewed the record herein, hereby recommends that the City Council of the City of Yakima APPROVE the proposed text amendments to the Yakima Municipal Code.

RECOMMENDED this 11th day of February, 2026.

By:   
\_\_\_\_\_  
**Charles Hitchcock, Vice Chair  
Yakima Planning Commission**

**15.02.020 Definitions.**

“Alley” means a public thoroughfare or way twenty feet or less in width which has been dedicated to the city of Yakima or Yakima County for public use. [For non-residential uses, Alleys alleys](#) provide only a secondary means of [vehicular](#) access to abutting property.

[Gross Floor Area.](#) “Gross floor area” means the interior habitable area of a dwelling unit including basements and attics but not including a garage or accessory structure. For calculating off-street parking based on gross floor area, See see YMC [15.06.040](#).

“Mixed-use building and downtown business district multifamily development” means a building or use in a commercial district or planned development, meeting the standards contained in YMC [15.09.025](#), used partly for residential use and partly for a community facility or commercial use.

“Middle housing” means buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.

**15.04.030 Table of permitted land uses.**

Table 4-1 titled “Permitted Land Uses” is incorporated as part of this section. Each permitted land use listed in Table 4-1 is designated a Class (1), (2), or (3) use for a particular zoning district. In addition, some Class (1) uses may require Type (2) review in accordance with YMC [15.04.020](#). All permitted land uses and associated site improvements are subject to the design standards and review procedures of this title.

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SC	LCC	AS	GC	CBD	RD	M-1	M-2
<b>AGRICULTURAL (COMMERCIAL)</b>															
<a href="#">Agricultural Building (*)</a>	1	-	-	-	-	-	-	-	1	-	-	-	-	1	1
<a href="#">Agricultural Chemical Sales/Storage</a>	-	-	-	-	-	-	-	-	1	-	-	-	-	1	1
<a href="#">Agricultural Market (*)</a>	1	-	-	-	-	1	1	1	1	1	1	1	1	1	-
<a href="#">Agricultural Related Industries (*)</a>	2	-	-	-	-	-	-	-	1	-	-	-	-	1	1
<a href="#">Agricultural Stand (*)</a>	1	-	-	-	-	-	-	-	-	-	-	-	-	1	1

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Agriculture, Horticulture, General Farming (not feedlots or stockyards) (*)	1	-	-	-	-	-	-	-	-	1	-	-	-	1	1
Animal Husbandry (See YMC 15.09.070) (*)	1	2	-	-	-	-	-	-	-	-	-	-	-	1	1
Concentrated Feeding Operation (*)	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Floriculture, Aquaculture	1	-	-	-	-	-	-	-	-	1	-	-	-	1	1
Fruit Bin Sales/Storage	3	-	-	-	-	-	-	-	-	2	-	-	-	1	1
Marijuana Production (**)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Resort/Destination (*)	2	3	3	-	-	-	-	-	-	1	1	1	1	3	-
Resort/Destination w/on-site agricultural production (*)	2	3	3	-	-	-	-	-	-	3	3	3	3	-	-
Retail (*)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	2
Winery and Brewery—Basic (*)	-	-	-	-	-	-	-	-	-	2	3	-	3	1	2
Agriculture, Horticulture, General Farming (not feedlots or stockyards) (**)	4	-	-	-	-	-	-	-	4	-	-	-	-	4	4
Agricultural Building (*)	4	-	-	-	-	-	-	-	4	-	-	-	-	4	4
Agricultural Chemical Sales/Storage	-	-	-	-	-	-	-	-	4	-	-	-	-	4	4
Agricultural Market (*)	4	-	-	-	-	-	1	4	4	-	4	4	4	4	-
Agricultural Stand (*)	4	-	-	-	-	-	-	-	-	-	-	-	-	4	4
Agricultural Related Industries (*)	2	-	-	-	-	-	-	-	4	-	-	-	-	4	4
Animal Husbandry (See YMC 15.09.070) (**)	4	2	-	-	-	-	-	-	-	-	-	-	-	4	4
Concentrated Feeding Operation (*)	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Floriculture, Aquaculture	4	-	-	-	-	-	-	-	-	-	-	-	-	4	4
Fruit Bin Sales/Storage	3	-	-	-	-	-	-	-	2	-	-	-	-	4	4
Marijuana Production (**)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Winery and Brewery—Basic (*)	-	-	-	-	-	-	-	-	-	2	3	-	3	4	2
Resort/Destination w/on-site agricultural production (*)	2	3	3	-	-	-	-	-	-	3	3	3	3	-	-
Resort/Destination (*)	2	3	3	-	-	-	-	-	-	4	4	4	4	3	-
Retail (*)	-	-	-	-	-	-	-	4	4	-	4	4	4	4	2
<b>AMUSEMENT AND RECREATION</b>															
Amusement Park (Permanent) (*)	-	-	-	-	-	-	-	-	3	3	3	3	3	1	3
Aquatic Center	-	-	-	-	-	-	-	-	3	-	3	3	1	2	-

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Bowling Alleys	-	-	-	-	1	-	-	1	1	3	1	1	1	3	-
Campground (*)	3	-	-	-	-	-	-	-	-	-	2	-	-	-	-
Children's Outdoor Recreation Center* (Less than 500 ft. from abutting residential and/or containing a go-cart track)	-	-	-	-	-	-	-	-	3	3	-	1	-	-	-
Children's Outdoor Recreation Center* (More than 500 ft. from abutting residential and not containing a go-cart track)	-	-	-	-	-	-	-	-	3	1	-	1	-	-	-
Drive-In Theatres	3	-	-	-	-	-	-	-	-	-	1	-	1	1	-
Exercise Facilities	-	-	1	1	1	-	-	1	1	2	1	1	1	1	-
Game Rooms, Card Rooms, Electronic Game Rooms (*)	-	-	-	-	-	-	-	3	1	1	1	1	1	-	-
Golf Courses, Clubhouses, Golf Driving Ranges	3	3	3	3	-	-	-	-	3	-	-	-	1	-	-
Horse Racing Tracks, Speedways	-	-	-	-	-	-	-	-	-	-	-	-	3	3	-
Miniature Golf Courses	-	-	-	-	3	-	-	3	1	3	1	1	1	-	-
Movie Theatres, Auditoriums, Exhibition Halls	-	-	-	-	-	-	-	3	1	-	1	1	1	-	-
Parks (*)	2	2	2	2	1	1	1	1	1	2	1	1	1	3	3
Roller Skating or Ice Skating Rink	-	-	-	-	-	-	-	-	1	2	1	1	1	2	-
Social Card Rooms (See YMC 15.09.090) (*)	-	-	-	-	-	-	-	3	3	-	3	3	-	-	-
Sports Facility (indoor)	-	-	-	-	-	-	-	1	1	-	1	1	1	1	-
State Fair Park	(See YMC 15.04.200)														
Aquatic Center	-	-	-	-	-	-	-	-	3	-	3	3	4	2	-
Amusement Park (Permanent) (*)	-	-	-	-	-	-	-	-	3	-	3	3	4	3	-
Bowling Alleys	-	-	-	-	4	-	-	4	4	-	4	4	4	3	-
Campground (*)	3	-	-	-	-	-	-	-	-	-	2	-	-	-	-
Children's Outdoor Recreation Center* (More than 500 ft. from abutting residential and not containing a go-cart track)	-	-	-	-	-	-	-	-	-	-	1	-	1	-	-
Children's Outdoor Recreation Center* (Less than 500 ft. from abutting residential and/or containing a go-cart track)	-	-	-	-	-	-	-	-	-	-	3	-	4	-	-
Drive-In Theatres	3	-	-	-	-	-	-	-	-	-	4	-	4	4	-
Exercise Facilities	-	-	1	1	4	-	-	4	4	2	4	4	4	4	-
Horse Racing Tracks, Speedways	-	-	-	-	-	-	-	-	-	-	-	-	3	3	-
Game Rooms, Card Rooms, Electronic Game Rooms (*)	-	-	-	-	-	-	-	3	4	4	4	4	4	-	-

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Golf Courses, Clubhouses, Golf Driving Ranges	3	3	3	3	-	-	-	-	-	-	-	-	4	-	-
Miniature Golf Courses	-	-	-	-	3	-	3	4	-	4	4	4	-	-	-
Movie Theatres, Auditoriums, Exhibition Halls	-	-	-	-	-	-	3	4	-	4	4	4	-	-	-
Parks (*)	2	2	2	2	4	4	4	4	4	4	4	4	4	3	3
Roller Skating or Ice Skating Rink	-	-	-	-	-	-	-	4	-	4	4	4	4	2	-
Sports Facility (indoor)	-	-	-	-	-	-	4	4	-	4	4	4	4	-	-
Social Card Rooms (See YMC 15.09.090) (*)	-	-	-	-	-	-	3	3	-	3	3	-	-	-	-
State Fair Park	(See YMC 15.04.200)														
<b>AUTOMOTIVE</b>															
Automotive Dealer New and Used Sales	-	-	-	-	3	-	3	3	1	1	3	1	4	-	-
Car Wash/Detailing	-	-	-	-	1	-	1	1	1	1	-	1	1	-	-
Maintenance and Repair Shops	-	-	-	-	2	-	1	1	2	1	2	1	1	2	-
Paint and Body Repair Shops	-	-	-	-	2	-	2	1	1	1	-	1	1	2	-
Parts and Accessories (tires, batteries, etc.)	-	-	-	-	2	-	1	1	1	1	1	1	1	1	-
Rental: Auto, Truck, Trailer, Fleet Leasing Services with Storage	-	-	-	-	3	1	-	1	1	1	1	1	1	1	1
Service Station (*)	-	-	-	-	1	-	1	1	1	1	1	1	1	1	-
Towing Services	-	-	-	-	-	-	-	-	1	3	-	3	1	1	-
Truck (Large), Manufactured Home and Travel Trailer Sales	-	-	-	-	-	-	-	-	3	1	-	3	1	-	-
Truck Service Stations and Shops	-	-	-	-	-	-	-	-	2	3	-	1	1	1	-
Weekend Automobile and Recreational Vehicle (RV) Sales	-	-	-	-	-	-	-	1	1	1	-	1	1	-	-
Wrecking and Dismantling Yard (*) and Hulk Haulers (*)	-	-	-	-	-	-	-	-	-	-	-	-	3	1	-
<b>COMMUNITY SERVICES</b>															
Business Schools (*)	3	3	3	3	3	-	1	1	1	1	1	1	1	4	-
Cemetery/Crematorium with Funeral Home	3	3	3	3	3	-	-	-	2	-	-	-	3	-	-
Churches, Synagogues, and Temples (*)	2	2	2	2	1	1	1	1	1	2	1	1	2	2	-
Community Center (*) Meeting Halls, Fraternal Organizations	2	2	2	2	1	1	1	1	1	2	1	1	2	2	-
Community College/University—Inside Institutional Overlay	(See YMC Chapter 15.31)														
Community College/University—Outside Institutional Overlay	3	3	3	3	3	1	1	1	1	3	1	1	1	4	-

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Community Gardens (*) (if accessory to an approved principal use) (See YMC 15.04.060(G))	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Community Gardens (*) (with planting area of more than one-half acre up to one acre)	1	1	1	1	1	1		1	1	1	1	1		2	
Community Gardens (*) (with planting area of more than one-quarter and up to one-half acre)	1	1	1	1	1	1		1	1	1	1	1		2	
Community Gardens (*) (with planting area of one-quarter acre or less)	1	1	1	1	1	1		1	1	1	1	1		1	
Correctional Facilities	3										3	3	3	3	3
Day Care Center (*)	1	1	1	1	1	1	1	1	1	2	1	1	1	1	
Day Care Facilities (not home occupation); Family In-Home (*)	1	2	2	1	1	1	1	1	1		1	1			
Elementary and Middle	3	3	3	3	3	3					1	3			
Funeral Home not associated with Cemetery/Crematorium	3				1	1		1	1	2	1	1	1	1	
Hospital (*) Outside Institutional Overlay	3	3	3	3	3						3	3		3	
Libraries	3	3	3	2	1	1	1	1	1		1	1	1		
Museums, Art Galleries		3	3	1	1	1	1	1	1	1	1	1	1		
Public Facility (*)	3	3	3	3	1	1		1	1	1	1	1	1	1	1
Schools															
Senior High School	3	3	3	3	3	3					3	3			
Vocational Schools (*)	3	3	3	3	3	1		1	1	1	1	1	1	1	
Wastewater Sprayfield (*)	3													3	3
Zoo (*)	3							3	3		3		3		
Cemetery/Crematorium with Funeral Home	3	3	3	3	3										3
Funeral Home-not associated with Cemetery/Crematorium	3				1	1		1	1		1	1	1	1	
Churches, Synagogues, and Temples (*)	2	2	2	2	1	1	1	1	1		1	1	1	2	2
Community Center (*) Meeting Halls, Fraternal Organizations	2	2	2	2	1	1	1	1	1		1	1	1	2	2
Community Gardens (*) (if accessory to an approved principal use) (See YMC 15.04.060(G))	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Community Gardens (*) (with planting area of one-quarter acre or less)	1	1	1	1	1	1		1	1	1	1	1	1		

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CB	RD	M-1	M-2
Community Gardens (*) (with planting area of more than one-quarter and up to one-half acre)	1	1	1	1	1	1	-	1	1	1	1	1	-	2	-
Community Gardens (*) (with planting area of more than one-half acre up to one acre)	1	1	1	1	1	1	-	1	1	1	1	1	-	2	-
Day Care Facilities (not home occupation); Family In-Home (*)	1	2	1	1	1	1	1	1	1	-	1	1	-	-	-
Day Care Center (*)	1	1	1	1	1	1	1	1	1	-	1	1	1	1	-
Public Facility (*)	3	3	3	3	1	1	1	1	1	1	1	1	1	1	1
Hospital (*) Outside Institutional Overlay	3	3	3	3	3	-	-	-	-	-	3	3	-	3	-
Correctional Facilities	3	-	-	-	-	-	-	-	-	-	3	3	3	3	3
Libraries	3	3	3	2	1	1	1	1	1	1	1	1	1	1	-
Museums, Art Galleries	-	3	3	1	1	1	1	1	1	1	1	1	1	1	-
Schools	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Elementary and Middle	3	3	3	3	3	3	-	-	-	-	1	3	-	-	-
Senior High School	3	3	3	3	3	3	-	-	-	-	3	3	-	-	-
Business Schools (*)	3	3	3	3	3	3	-	1	1	1	1	1	1	1	1
Community College/University—Inside Institutional Overlay	(See YMC Chapter 15.31)														
Community College/University—Outside Institutional Overlay	3	3	3	3	3	1	1	1	1	3	1	1	1	1	1
Vocational Schools (*)	3	3	3	3	3	1	1	1	1	1	1	1	1	1	1
Wastewater Sprayfield (*)	3	-	-	-	-	-	-	-	-	-	-	-	-	3	3
Zoo (*)	3	-	-	-	-	-	3	3	-	3	-	3	-	3	-
<b>HEALTH AND SOCIAL SERVICE FACILITY</b>															
Congregate Living Facility 11+	3	3	3	3	3	3	-	-	-	-	1	-	1	1	-
Congregate Living Facility up to 10 (*)	3	3	3	3	1	1	-	-	-	-	1	1	1	1	-
Group Homes (more than six), Convalescent and Nursing Homes (*)	-	-	3	2	1	1	-	-	-	-	3	3	-	-	-
Group Homes (six or fewer), Adult Family Home (*)	1	1	1	1	1	1	-	-	-	-	1	1	-	-	-
Halfway House (*)	-	-	-	2	-	-	-	-	-	-	3	3	-	-	-
Mission (*) (with Type 3) review, and development agreement—see definition	-	-	-	-	-	-	-	-	-	-	2	2	-	2	-
Treatment Centers for Drug and Alcohol Rehabilitation	-	-	-	-	3	3	-	3	3	3	3	3	3	3	3

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	CAS	GC	CBD	RD	M-1	M-2
Group Homes (six or fewer), Adult Family Home (*)	1	1	1	1	1	1	-	-	-	-	1	1	-	-	-
Treatment Centers for Drug and Alcohol Rehabilitation	-	-	-	3	3	-	3	3	-	3	3	3	3	-	-
Congregate Living Facility up to 10 (*)	3	3	3	3	1	1	-	-	-	-	1	1	1	-	-
Congregate Living Facility 11+	3	3	3	3	3	3	-	-	-	-	1	-	1	-	-
Halfway House (*)	-	-	-	2	-	-	-	-	-	-	3	3	-	-	-
Group Homes (more than six), Convalescent and Nursing Homes (*)	-	3	2	1	1	-	-	-	-	3	3	-	-	-	-
Mission (*) (with Type (3) review, and development agreement—see definition)	-	-	-	-	-	-	-	-	-	-	2	2	-	2	-
<b>MANUFACTURING</b>															
Agricultural Product Support	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1
Aircraft Parts	-	-	-	-	-	-	-	-	-	1	-	-	1	1	1
Apparel and Accessories	-	-	-	-	-	-	-	-	-	1	3	1	1	1	1
Bakery Products (wholesale)	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1
Beverage Industry (*)	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1
Canning, Preserving and Packaging Fruits, Vegetables, and Other Foods	-	-	-	-	-	-	-	-	2	-	-	1	1	1	1
Cement and Concrete Plants	-	-	-	-	-	-	-	-	2	-	-	-	3	1	1
Chemicals (Industrial, Agricultural, Wood, etc.)	-	-	-	-	-	-	-	-	2	-	-	-	3	1	1
Concrete, Gypsum and Plaster Products	-	-	-	-	-	-	-	-	1	-	-	-	1	1	1
Confectionery and Related Products (wholesale)	-	-	-	-	1	-	1	1	1	1	1	1	1	1	1
Cutlery, Hand Tools and General Hardware	-	-	-	-	-	-	-	-	1	-	-	3	1	1	1
Drugs	-	-	-	-	-	-	-	-	1	1	-	1	1	1	1
Electrical Transmission and Distribution Equipment	-	-	-	-	-	-	-	-	1	-	1	3	1	1	1
Electronic Components and Accessories and Product Assembly	-	-	-	-	-	-	-	-	1	1	1	3	1	1	1
Engineering, Medical, Optical, Dental, Scientific Instruments and Product Assembly	-	-	-	-	-	-	-	-	1	-	1	1	1	1	1
Fabricated Structural Metal Products	-	-	-	-	-	-	-	-	1	3	3	-	1	1	1
Food Processing	-	-	-	-	-	-	-	-	-	3	1	3	1	1	1
Furniture	-	-	-	-	-	-	-	-	1	-	3	1	1	1	1

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CB	DRD	M-1	M-2
Glass, Pottery, and Related Products and Assembly	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1
Grain Mill Products	-	-	-	-	-	-	-	-	-	-	3	-	-	1	1
Heating Apparatus Wood Stoves	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Leather Products	-	-	-	-	-	-	-	-	-	-	-	3	1	1	1
Leather Tanning and Finishing	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Machinery and Equipment	-	-	-	-	-	-	-	-	-	1	1	-	-	1	1
Marijuana Processing (**)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Marijuana Research (**)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Meat, Poultry and Dairy Products	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Paints, Varnishes, Lacquers, Enamels and Allied Products	-	-	-	-	-	-	-	-	-	2	-	-	-	3	1
Paperboard Containers and Boxes	-	-	-	-	-	-	-	-	-	1	3	-	-	1	1
Plastic Products and Assembly	-	-	-	-	-	-	-	-	-	1	3	-	-	1	1
Prefabricated Structural Wood Products and Containers	-	-	-	-	-	-	-	-	-	1	-	-	-	1	1
Printing Trade (service industries)	-	-	-	-	1	-	1	1	1	1	1	2	1	1	1
Printing, Publishing and Binding	-	-	-	-	-	-	-	-	-	1	3	-	2	1	1
Recycling Processing Center (*)	-	-	-	-	-	-	-	-	-	-	-	3	-	1	1
Rendering Plants, Slaughter Houses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3
Rubber Products	-	-	-	-	-	-	-	-	-	1	-	-	-	1	1
Sawmills and Planing Mills	-	-	-	-	-	-	-	-	-	-	-	-	-	3	1
Sheet Metal and Welding Shops	-	-	-	-	-	-	-	-	-	1	1	-	-	1	1
Sign Manufacturing and Product Assembly (*)	-	-	-	-	-	-	-	-	-	1	1	1	-	1	1
Stone Products (includes finishing of monuments for retail sale)	-	-	-	-	1	-	-	1	1	1	1	1	3	1	1
Transportation Equipment, Including Trailers and Campers	-	-	-	-	-	-	-	-	-	1	1	-	2	1	1
Woodworking: Cabinets, Shelves, etc.	-	-	-	-	-	-	-	-	3	1	1	1	2	1	1
Agricultural Product Support	-	-	-	-	-	-	-	-	-	4	4	4	4	4	4
Aircraft Parts	-	-	-	-	-	-	-	-	-	4	-	-	4	4	4
Apparel and Accessories	-	-	-	-	-	-	-	-	-	4	3	4	4	4	4
Bakery Products (wholesale)	-	-	-	-	-	4	4	4	4	4	4	4	4	4	4

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Beverage Industry (*)	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1
Canning, Preserving and Packaging Fruits, Vegetables, and Other Foods	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1
Cement and Concrete Plants	-	-	-	-	-	-	-	-	-	-	-	-	-	3	1
Chemicals (Industrial, Agricultural, Wood, etc.)	-	-	-	-	-	-	-	-	-	-	-	-	-	3	1
Concrete, Gypsum and Plaster Products	-	-	-	-	-	-	-	-	1	-	-	-	-	1	1
Confectionery and Related Products (wholesale)	-	-	-	-	1	-	1	1	-	1	1	1	1	1	1
Cutlery, Hand Tools and General Hardware	-	-	-	-	-	-	-	-	1	-	-	3	1	1	1
Drugs	-	-	-	-	-	-	-	-	1	1	-	1	1	1	1
Electrical Transmission and Distribution Equipment	-	-	-	-	-	-	-	-	1	-	1	3	1	1	1
Electronic Components and Accessories and Product Assembly	-	-	-	-	-	-	-	-	1	1	1	3	1	1	1
Engineering, Medical, Optical, Dental, Scientific Instruments and Product Assembly	-	-	-	-	-	-	-	-	1	-	1	1	1	1	1
Fabricated Structural Metal Products	-	-	-	-	-	-	-	-	1	3	3	-	-	1	1
Food Processing	-	-	-	-	-	-	-	-	-	3	1	3	1	1	1
Furniture	-	-	-	-	-	-	-	-	1	-	3	1	1	1	1
Glass, Pottery, and Related Products and Assembly	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1
Grain Mill Products	-	-	-	-	-	-	-	-	-	3	-	-	-	1	1
Heating Apparatus Wood Stoves	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Leather Products	-	-	-	-	-	-	-	-	-	-	-	3	1	1	1
Leather Tanning and Finishing	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Machinery and Equipment	-	-	-	-	-	-	-	-	1	1	-	-	-	1	1
Marijuana Processing (**)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Marijuana Research (**)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Meat, Poultry and Dairy Products	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Paints, Varnishes, Lacquers, Enamels and Allied Products	-	-	-	-	-	-	-	-	-	-	-	-	-	3	1
Paperboard Containers and Boxes	-	-	-	-	-	-	-	-	1	3	-	-	-	1	1
Plastic Products and Assembly	-	-	-	-	-	-	-	-	1	3	-	-	-	1	1
Prefabricated Structural Wood Products and Containers	-	-	-	-	-	-	-	-	1	-	-	-	-	1	1

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Printing, Publishing and Binding	-	-	-	-	-	-	-	-	4	3	-	2	1	4	
Printing Trade (service industries)	-	-	-	4	-	-	4	4	-	4	4	2	4	4	
Recycling Processing Center (*)	-	-	-	-	-	-	-	-	-	-	3	-	4	4	
Rendering Plants, Slaughter Houses	-	-	-	-	-	-	-	-	-	-	-	-	-	3	
Rubber Products	-	-	-	-	-	-	-	-	4	-	-	-	-	4	4
Sign Manufacturing and Product Assembly (*)	-	-	-	-	-	-	-	4	4	4	-	-	-	4	4
Sawmills and Planing Mills	-	-	-	-	-	-	-	-	-	-	-	-	3	4	
Sheet Metal and Welding Shops	-	-	-	-	-	-	-	-	4	4	-	-	-	4	4
Stone Products (includes finishing of monuments for retail sale)	-	-	-	4	-	-	4	4	4	4	4	3	4	4	
Transportation Equipment, Including Trailers and Campers	-	-	-	-	-	-	-	-	4	4	-	2	4	4	
Woodworking: Cabinets, Shelves, etc.	-	-	-	-	-	-	-	3	4	4	4	2	4	4	
<b>MINING/REFINING/OFF-SITE HAZARDOUS WASTE TREATMENT</b>															
Asphalt Paving and Roofing Materials, Rock Crushing	3	-	-	-	-	-	-	-	-	-	-	-	-	3	1
Mining Including Sand and Gravel Pits (*)	3	-	-	-	-	-	-	-	-	-	-	-	-	3	3
Off-Site Hazardous Waste Treatment and Storage Facilities (*)	-	-	-	-	-	-	-	-	-	-	-	-	-	3	3
Stockpiling of Earthen Materials (*)	3	3	3	3	1	1	1	1	1	1	1	1	1	1	1
Asphalt Paving and Roofing Materials, Rock Crushing	3	-	-	-	-	-	-	-	-	-	-	-	-	3	4
Mining Including Sand and Gravel Pits (*)	3	-	-	-	-	-	-	-	-	-	-	-	-	3	3
Stockpiling of Earthen Materials (*)	3	3	3	3	4	4	4	4	4	4	4	4	4	4	4
Off-Site Hazardous Waste Treatment and Storage Facilities (*)	-	-	-	-	-	-	-	-	-	-	-	-	-	3	3
<b>RESIDENTIAL</b>															
13+ DU/NRA	-	-	1	1	1	1	-	1	1	-	1	1	1	1	1
8-12 DU/NRA	-	-	1	1	1	1	-	1	1	-	1	1	1	1	1
Accessory Dwelling Unit (*) (See YMC 15.09.045)	1	1	1	1	1	1	1	1	1	-	1	-	1	1	-
Accessory Uses (*)	See YMC 15.04.060														
Attached Single-Family Dwelling, Common Wall (*)	1	1	1	1	3	3	1	1	1	-	1	-	1	1	1
Co-Living Housing (See RCW 36.70A.535)															

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Converted Dwelling (*)	1	1	1	1	1	1	1	1	1	-	1	1	-	-	-
Cottage Housing (*) (See YMC 15.09.035)	-	1	1	1	1	1	-	1	1	-	1	-	1	-	-
Detached Single-Family Dwelling (*)	1	1	1	1	3	3	1	3	3	-	3	-	3	-	-
Detached Single-Family Dwelling (zero lot line) (*) (See YMC 15.09.040)	1	1	1	1	3	3	1	3	3	-	3	-	3	-	-
Existing or New Detached Single-Family Dwelling on Existing Lots of 8,000 Square Feet or Less	-	-	-	-	-	-	-	-	-	-	1	-	1	1	-
Middle Housing (*) (See RCW 36.70A.635)	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-
Mixed-Use Building	-	-	-	-	1	1	-	1	1	3	1	1	1	-	-
Mobile Home (*) or Manufactured Homes (*)	See YMC 15.04.160														
Mobile Home Communities (*)	3	-	-	2	-	-	-	-	-	-	3	-	-	-	*
Multifamily Development (*): 0-7 DU/NRA	-	1	1	1	1	1	-	1	1	-	1	1	1	-	-
Planned Development (*)	See YMC 15.28														
Retirement Homes (*)	1	1	3	1	3	-	-	-	-	-	1	1	-	-	*
Temporary Hardship Units (See YMC 15.04.140)	2	2	2	2	2	-	2	2	-	2	2	-	2	-	-
Tiny House Communities (*)	-	-	2	1	1	1	-	1	1	-	1	-	-	-	-
Two-Family Dwelling (Duplex) (*)	1	1	1	1	1	1	1	1	1	-	1	-	1	-	-
Accessory Uses (*)	See YMC 15.04.060														
Detached Single-Family Dwelling (*)	4	4	4	4	3	3	4	3	3	-	3	-	3	-	*
Accessory Dwelling Unit (*) (See YMC 15.09.045)	4	4	4	4	4	4	4	4	-	4	-	4	4	-	-
Existing or New Detached Single-Family Dwelling on Existing Lots of 8,000 Square Feet or Less	-	-	-	-	-	-	-	-	-	-	4	-	4	4	-
Detached Single-Family Dwelling (zero lot line) (*) (See YMC 15.09.040)	4	4	4	4	3	3	4	3	3	-	3	-	3	-	-
Attached Single-Family Dwelling, Common Wall (*)	4	4	4	4	3	3	4	4	-	4	-	4	-	-	-
Two-Family Dwelling (Duplex) (*)	4	4	4	4	4	4	4	4	-	4	-	4	-	-	-
Converted Dwelling (*)	4	4	4	4	4	4	4	4	-	4	4	-	-	-	-
Cottage Housing (*) (See YMC 15.09.035)	-	4	4	4	4	-	4	4	-	4	-	4	-	-	-
Multifamily Development (*): 0-7 DU/NRA	-	4	4	4	4	-	4	4	-	4	4	4	-	-	-
8-12 DU/NRA	-	-	4	4	4	-	4	4	-	4	4	4	-	-	-

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
13+ DU/NRA	-	-	4	4	4	4	-	4	4	-	4	4	4	-	-
Mixed-Use-Building	-	-	-	-	4	4	-	4	4	-	4	4	4	-	-
Planned Development (*)	See YMC 15.28														
Mobile Home Communities (*)	3	-	-	2	-	-	-	-	-	-	3	-	-	-	4
Tiny House Communities (*)	-	-	2	4	4	4	-	4	4	-	4	-	-	-	-
Mobile Home (*) or Manufactured Homes (*)	See YMC 15.04.160														
Retirement Homes (*)	4	4	3	1	3	-	-	-	-	-	4	4	-	-	4
Temporary Hardship Units (See YMC 15.04.140)	2	2	2	2	2	2	-	2	2	-	2	2	-	2	-
<b>RETAIL TRADE, AND SERVICE</b>															
Adult Business Uses	See YMC 15.09.200														
Animal Clinic/Hospital/Veterinarian (*)	3	-	-	-	1	1	-	1	1	1	1	1	1	4	-
Auction House for Goods (*)	3	-	-	-	1	-	-	1	1	-	1	1	2	1	1
Auction House for Livestock (*)	3	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Automotive: Car Wash/Detailing	-	-	-	-	1	-	-	1	1	1	1	-	-	1	1
Bail Bonds	-	-	-	-	-	-	-	-	-	-	1	1	1	-	-
Beauty and Barber Shops	-	-	-	-	1	1	1	1	1	1	1	1	1	1	-
Boats and Marine Accessories	-	-	-	-	1	-	-	1	1	-	1	-	1	1	-
Butcher Shop	-	-	-	-	1	-	-	1	1	-	1	2	2	1	-
Commercial Services (*)	-	-	-	-	1	1	1	1	1	3	1	1	1	1	-
Communication Towers (*)	(See YMC Chapter 15.29)														
Convenience Store	-	-	-	-	1	1	1	1	1	1	1	1	1	4	-
Extended Stay Hotel/Motel*	-	-	-	-	-	-	-	1	1	1	1	3	3	-	-
Farm and Implements, Tools and Heavy Construction Equipment	-	-	-	-	-	-	-	-	-	1	2	-	3	1	1
Farm Supplies	-	-	-	-	-	-	-	1	1	1	1	-	1	1	-
Financial Institutions	-	-	-	-	1	1	-	1	1	1	1	1	1	-	-
Fuel Oil and Coal Distributors	-	-	-	-	-	-	-	-	-	1	1	-	-	1	1
Furniture, Home Furnishings, Appliances	-	-	-	-	1	-	-	1	1	1	1	1	1	-	-
General Hardware, Garden Equipment, and Supplies	-	-	-	-	2	1	1	1	1	1	1	1	1	1	-

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SC	LC	CC	AS	GC	CBD	RD	M-1	M-2
General Retail Sales (not otherwise regulated) (*)	-	-	-	-	1	1	-	1	1	1	1	1	1	1	3	-
Heating and Plumbing and Electrical Equipment Stores	-	-	-	-	1	-	-	1	1	1	1	1	1	1	1	-
Heavy Equipment Storage, Maintenance and Repair	-	-	-	-	-	-	-	-	-	1	-	-	-	-	1	1
Kennels (*)	2	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2
Laundries, Laundromats and Dry Cleaning Plants	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	-
Liquor Stores	-	-	-	-	1	-	-	1	1	1	1	1	1	1	-	-
Locksmiths and Gunsmiths	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	-
Lumber Yards	-	-	-	-	-	-	-	1	1	1	1	1	-	-	1	1
Marijuana Retail (**)	-	-	-	-	1	-	-	1	1	1	1	1	1	1	-	-
Massage Therapy/Spa (*)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	-	-
Mobile Vendor	See YMC Ch. 5.57															
Motels and Hotels	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1
Night Clubs/Dance Establishments	-	-	-	-	-	-	-	1	1	-	1	1	1	1	1	-
Nursery (*)	1	-	-	-	1	-	-	1	1	1	1	1	-	1	1	-
Office Contractor Building and Trade (Plumbing, Heating, Electrical, and Painting)	-	-	-	3	1	1	-	1	1	1	1	1	1	1	1	-
Offices and Clinics	-	-	-	3	1	1	-	1	1	1	1	1	1	1	1	-
Outdoor Advertising (Billboards)	See YMC 15.08.130															
Pet Day Care/Animal Training (*)	1	-	-	-	1	-	-	1	1	1	1	1	-	1	1	1
Radio/TV Studio	3	-	-	-	1	1	-	1	1	-	1	1	-	1	1	-
Recycling Drop-Off Center (*)	-	-	-	-	1	-	-	1	1	1	1	1	1	1	1	-
Rental: Heavy Equipment (except automotive) with Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Rental: Heavy Equipment (except automotive) without Storage	-	-	-	-	-	-	-	-	-	-	-	1	1	3	1	1
Repairs: Reupholstery and Furniture	-	-	-	-	1	-	-	1	1	1	1	1	1	1	1	-
Repairs: Small Appliances, TVs, Business Machines, Watches, etc.	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	-
Repairs: Small Engine and Garden Equipment	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	-
Restaurant (*)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	-
Shooting Ranges (indoor)	-	-	-	-	-	-	-	3	3	-	3	3	-	1	-	-

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SC	LCC	AS	GC	CB	RD	M-1	M-2
Short Term Rental (*)	3	3	3	3	3	-	-	3	3	-	3	1	-	-	-
Signs, Printed, Painted or Carved	-	-	-	-	1	-	-	1	1	1	1	1	-	1	1
Taverns (*) and Bars	-	-	-	-	1	1	1	1	1	1	1	1	1	1	-
Technical Equipment Sales (*)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	-
Waste Material Processing and Junk Handling (*)	-	-	-	-	-	-	-	-	-	-	-	-	-	3	1
Adult Business Uses	See YMC 15.09.200														
Animal Clinic/Hospital/Veterinarian (*)	3	-	-	-	4	4	-	4	4	4	4	4	4	-	4
Auction House for Goods (*)	3	-	-	-	4	-	-	4	4	4	4	4	4	2	4
Auction House for Livestock (*)	3	-	-	-	-	-	-	-	-	-	-	-	-	4	4
Automotive	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Automotive Dealer New and Used Sales	-	-	-	-	3	-	-	3	3	-	4	3	4	4	-
Weekend Automobile and Recreational Vehicle (RV) Sales	-	-	-	-	-	-	-	4	-	4	-	4	-	-	-
Automotive Car Wash/Detailing	-	-	-	-	4	-	-	4	4	4	4	-	4	4	-
Parking Lots and Garages	-	-	-	-	1	4	-	4	4	4	4	4	4	4	-
Maintenance and Repair Shops	-	-	-	-	-	2	-	4	4	2	4	2	3	4	2
Paint and Body Repair Shops	-	-	-	-	-	2	-	2	4	-	4	-	3	4	2
Parts and Accessories (tires, batteries, etc.)	-	-	-	-	-	2	-	4	4	4	4	4	4	4	-
Towing Services	-	-	-	-	-	-	-	-	-	4	3	-	3	4	4
Wrecking and Dismantling Yard (*) and Hulk Haulers (*)	-	-	-	-	-	-	-	-	-	-	-	-	-	3	4
Bail Bonds	-	-	-	-	-	-	-	-	-	-	4	4	4	-	-
Beauty and Barber Shops	-	-	-	-	4	4	4	4	4	4	4	4	4	4	-
Short Term Rental (*)	3	3	3	3	3	-	-	3	3	-	3	4	-	-	-
Boats and Marine Accessories	-	-	-	-	4	-	-	4	4	-	4	-	4	4	-
Butcher Shop	-	-	-	-	4	-	-	4	4	-	4	2	2	4	-
Commercial Services (*)	-	-	-	-	4	4	4	4	4	4	4	4	4	4	-
Communication Towers (*)	(See YMC Chapter 15.29)														
Convenience Store	-	-	-	-	4	4	4	4	4	4	4	4	4	4	4
Pet Day Care/Animal Training (*)	4	-	-	-	4	-	-	4	4	4	4	-	4	4	-

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Farm and Implements, Tools and Heavy Construction Equipment	-	-	-	-	-	-	-	-	1	2	-	3	1	1	
Farm Supplies	-	-	-	-	-	-	1	1	1	1	-	1	1	-	
Financial Institutions	-	-	-	1	1	-	1	1	1	1	1	1	1	-	
Fuel Oil and Coal Distributors	-	-	-	-	-	-	-	-	1	1	-	-	1	1	
Furniture, Home Furnishings, Appliances	-	-	-	-	1	-	1	1	1	1	1	1	1	-	
General Hardware, Garden Equipment, and Supplies	-	-	-	-	2	1	1	1	1	1	1	1	1	1	
General Retail Sales (not otherwise regulated) (*)	-	-	-	1	1	-	1	1	1	1	1	1	1	3	-
Heating and Plumbing and Electrical Equipment Stores	-	-	-	-	1	-	1	1	1	1	1	1	1	1	
Heavy Equipment Storage, Maintenance and Repair	-	-	-	-	-	-	-	-	1	-	-	-	1	1	
Kennels (*)	2	-	-	-	-	-	-	-	-	-	-	-	-	2	2
Laundries, Laundromats and Dry-Cleaning Plants	-	-	-	-	1	1	1	1	1	1	1	1	1	1	
Liquor Stores	-	-	-	-	1	-	1	1	1	1	1	1	1	1	
Locksmiths and Gunsmiths	-	-	-	-	1	1	1	1	1	1	1	1	1	1	
Lumber Yards	-	-	-	-	-	-	1	1	1	1	-	-	1	1	
Marijuana Retail (**)	-	-	-	-	1	-	1	1	1	1	1	1	1	1	
Massage Therapy/Spa (*)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	
Mobile Vendor	See YMC Ch. 5.57														
Motels and Hotels	-	-	-	-	-	-	1	1	1	1	1	1	1	1	
Extended Stay Hotel/Motel*	-	-	-	-	-	-	1	1	1	1	3	3	-	-	
Night Clubs/Dance Establishments	-	-	-	-	-	-	1	1	-	1	1	1	1	1	
Nursery (*)	1	-	-	-	1	-	1	1	1	1	-	1	1	-	
Offices and Clinics	-	-	-	3	1	1	-	1	1	1	1	1	1	1	
Office Contractor Building and Trade (Plumbing, Heating, Electrical, and Painting)	-	-	-	3	1	1	-	1	1	1	1	1	1	1	
Outdoor Advertising (Billboards)	See YMC 15.08.130														
Radio/TV Studio	3	-	-	-	1	1	-	1	1	-	1	1	-	1	
Recycling Drop-Off Center (*)	-	-	-	-	1	-	1	1	-	1	1	1	1	1	
Rental: Auto, Truck, Trailer, Fleet Leasing Services with Storage	-	-	-	-	3	1	-	1	1	1	1	1	1	1	

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Rental: Heavy Equipment (except automotive) with Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Rental: Heavy Equipment (except automotive) without Storage	-	-	-	-	-	-	-	-	-	-	1	1	3	1	1
Repairs: Small Appliances, TVs, Business Machines, Watches, etc.	-	-	-	-	1	1	1	1	1	1	1	1	1	1	-
Repairs: Reupholstery and Furniture	-	-	-	-	1	1	1	1	1	1	1	1	1	1	-
Repairs: Small Engine and Garden Equipment	-	-	-	-	1	1	1	1	1	1	1	1	1	1	-
Restaurant (*)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	-
Service Station (*)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	-
Shooting Ranges (indoor)	-	-	-	-	-	-	3	3	3	3	3	3	3	-	1
Signs, Printed, Painted or Carved	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1
Taverns (*) and Bars	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1
Technical Equipment Sales (*)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1
Truck Service Stations and Shops	-	-	-	-	-	-	-	-	-	-	3	3	3	1	1
Truck (Large), Manufactured Home and Travel Trailer Sales	-	-	-	-	-	-	-	-	-	-	1	1	3	1	-
Waste Material Processing and Junk Handling (*)	-	-	-	-	-	-	-	-	-	-	-	-	-	3	1
<b>TRANSPORTATION</b>															
Air, Rail, Truck Terminals (for short-term storage, office, etc.)	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1
Airport Landing Field	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-
Airport Operations (*)	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-
Bus Storage and Maintenance Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Bus Terminals	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1
Contract Truck Hauling, Rental of Trucks with Drivers	-	-	-	-	-	-	-	-	-	1	-	-	-	1	1
Railroad Switch Yards, Maintenance and Repair Facilities, etc.	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Taxicab Terminals, Maintenance and Dispatching Centers, etc.	-	-	-	-	-	-	-	3	3	3	3	3	3	1	-
Transportation Brokerage (*) Offices, with Truck Parking	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1
Bus Terminals	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1
Bus Storage and Maintenance Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Transportation Brokerage (*) Offices, with Truck Parking	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SC	LCC	AS	GC	CBD	RD	M-1	M-2	
Contract Truck Hauling, Rental of Trucks with Drivers	-	-	-	-	-	-	-	-	-	-	1	-	-	1	1	
Air, Rail, Truck Terminals (for short-term storage, office, etc.)	-	-	-	-	-	-	-	-	-	4	-	4	-	4	4	
Railroad Switch Yards, Maintenance and Repair Facilities, etc.	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	
Taxicab Terminals, Maintenance and Dispatching Centers, etc.	-	-	-	-	-	-	-	-	3	-	3	-	-	4	-	
Airport Landing Field	-	-	-	-	-	-	-	-	-	4	-	-	-	-	-	
Airport Operations (*)	-	-	-	-	-	-	-	-	-	4	-	-	-	-	-	
<b>UTILITIES</b>																
Power Generating Facilities														3	4	1
Utility Services (substations, etc.)	3	3	3	3	3	3		3	3		3				1	1
<b>WHOLESALE TRADE—STORAGE</b>																
Parking Lots and Garages	-	-	-	-	1	1	-	1	1	1	1	1	1	1	4	-
Residential Mini-Storage (*)	-	-	-	3	3	-	-	-	-	1	3	-	-	3	1	1
Residential Mini-Storage, Outdoor (*)	-	-	-	3	3	-	-	-	-	1	3	-	-	1	1	
Storage Facilities, Bulk (*)	-	-	-	-	-	-	-	-	-	1	2	-	-	1	1	
Storage Facilities, Commercial (*)	-	-	-	-	-	-	-	-	3	1	3	-	-	3	1	1
Storage Facility, Commercial Outdoor (*)	-	-	-	-	-	-	-	-	3	1	3	-	-	1	1	
Warehouses (*)	-	-	-	-	-	-	-	-	3	1	2	2	-	1	1	
Wholesale Trade (*)	-	-	-	-	-	-	-	-	2	1	1	2	-	1	1	
Warehouses (*)	-	-	-	-	-	-	-	-	3	4	2	2	-	4	4	
Wholesale Trade (*)	-	-	-	-	-	-	-	-	2	4	4	2	-	4	4	
Storage Facilities, Bulk (*)	-	-	-	-	-	-	-	-	4	2	-	-	-	4	4	
Storage Facilities, Commercial (*)	-	-	-	-	-	-	-	-	3	4	3	-	-	3	4	
Storage Facility, Commercial Outdoor (*)	-	-	-	-	-	-	-	-	3	4	3	-	-	4	4	
Residential Mini-Storage (*)	-	-	-	3	3	-	-	-	4	3	-	-	-	4	4	
Residential Mini-Storage, Outdoor (*)	-	-	-	3	3	-	-	-	4	3	-	-	-	4	4	
Parking Lots and Garages	-	-	-	1	1	-	1	1	1	1	1	1	1	1	1	

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\* Refers to a definition in YMC Chapter 15.02.  
 \*\* See YMC 15.09.220 for general development requirements for marijuana uses.  
 X = Not Permitted

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Table 4-1. Permitted Land Uses

	R-SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
1															
2															
3															

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**15.04.080 Drive-through facilities.**

A. Review Required. Any commercial-use having a drive-through service window or booth shall require one higher level of review than shown in Table 4-1, except:

1. Those noted as a Class (3) use requiring a Type (3) review shall remain a Type (3) review;
2. Financial institutions; and
3. Properties that do not abut residential zones.

B. Purpose. Such review is required in recognition of the potential impacts of drive-through uses on adjoining residential uses and the transportation system.

C. Elements of Review. Review is intended to modify or mitigate negative impacts upon adjoining residential uses and the transportation system. The review of a drive-through facility shall include consideration of impacts from the following: noise from the drive-through speaker and/or car radio, glare from vehicle headlights and exterior lighting fixtures, fumes to residential uses, and impacts to transportation traffic flow and carrying capacity of the arterial street system. The proposed site will require an on-site interior parking circulation plan as defined by YMC 15.06.030 and 15.06.080.

D. Definition. For purposes of this section, "drive-through" facilities means a window or station for providing service to customers who remain in their vehicle to conduct a business transaction, excluding gas stations and car washes.

E. Drive-through facilities shall be designed in accordance with YMC 15.06.135.

**15.06.010 Purpose.**

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The following parking standards are intended to establish adequate off-street parking, **reduce** **encourage** on-street parking, increase traffic safety, maintain smooth traffic flow, and reduce the visual impact of parking lots.

### 15.06.030 General provisions.

A. The off-street parking and loading facilities required by this chapter shall be established prior to any change in the use of land or structures and/or prior to the occupancy of any new or enlarged structure.

B. Required off-street parking spaces shall provide vehicle parking only for residents, customers, patrons, and employees. Required parking shall not be used for the storage of vehicles or materials; the parking of company or business vehicles used in conducting the business; or for the sale, repair or servicing of any vehicle.

C. Any area once designated for required off-street parking shall not be used for any other purpose unless and until equal facilities are provided elsewhere and a site plan has been approved to reflect the change, or the primary use of the property is changed to a use requiring less off-street parking.

~~D. The required front yard in the R-3 district shall not be used for off-street parking for four or more cars unless the three-foot strip nearest the front property line is landscaped and a two-foot-high concrete, masonry, or decorative block wall, wood fence, or solid landscaping screen is provided. (For corner lots see YMC 15.05.040.)~~

E. A parking circulation plan is required for parking lots and the associated vehicular travel ways for multifamily and nonresidential uses that have five or more required off-street parking spaces. The required off-street parking shall be designed in a manner that eliminates a need for backing and maneuvering from or onto streets, sidewalks, pedestrian ways, or bikeways in order to exit a property or maneuver out of parking spaces. Furthermore, the parking lot and associated travel ways shall be designed in a manner that provides for safe and adequate traffic flow.

1. Loading spaces and truck maneuvering areas shall be included in the parking circulation plan.
2. Drive-through lanes and related facilities shall be clearly shown on the parking circulation plan.
3. Driveway locations and specifications shall be shown on the parking circulation plan and are subject to review for safety and traffic flow. The location of the driveways shall conform to YMC [15.06.065](#).

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4. The parking circulation plan is a site plan requirement. Recommendations regarding adequate circulation may be received from the traffic engineering staff, city engineering staff, fire department, and other reviewing agencies. Additional mitigation or redesign may be required if the proposed circulation pattern creates safety conflicts.

### 15.06.035 Electric vehicle charging stations.

A. Electric vehicle charging stations, as defined by RCW [36.70A.695\(5\)](#), or as amended, shall be allowed as follows, except for on resource lands or in critical areas:

1. An accessory use to an approved principal use in [the B-1, B-2, HB, SCC, LCC, CBD, GC, M-1, M-2, RD, and ASall](#) zoning districts.
2. As a right-of-way use permit [in public parking lots and/or when located within](#) on-street public parking areas.

### 15.06.040 Off-street parking standards.

A. Table of Required Off-Street Parking. The parking standards in Table 6-1, Table of Off-Street Parking Standards, are established as the parking standards for the uses indicated. [These parking requirements are based on gross floor area.](#) "Gross floor area" means the total square footage of all floors in a structure as measured from the interior surface of each exterior wall of the structure and including halls, lobbies, enclosed porches and fully enclosed recreation areas and balconies, but excluding stairways, elevator shafts, attic space, mechanical rooms, [storage areas](#), restrooms, uncovered steps and fire escapes, private garages, carports and off-street parking and loading spaces. [Storage areas are included in gross floor area. However, the required off-street parking for storage areas shall be calculated at the rate of one space per five hundred square feet rather than the specific parking standard established in Table 6-1; except when the parking standard for the principal use would require fewer parking spaces \(i.e., one space per six hundred square feet\).](#) All required off-street parking shall be subject to the procedures of this title and the standards of this section.

B. Uses Not Specified. Off-street parking requirements for uses not specifically listed in Table 6-1 shall be determined by the reviewing official based upon the requirement for similar uses.

C. [Downtown Business District Exemptions from Table 6-1.](#) [The downtown business district of Yakima, as shown in Figure 6-1 and hereby adopted as a part of this chapter, following](#) shall be exempt from the provisions of this chapter as [they their uses](#) relate to the number of parking spaces required, [except that this exemption shall not apply to property that is used for residential purposes; and further provided, that all the other requirements of this chapter shall apply to any parking provided by the applicant.:](#)

[1. Development within the downtown business district of Yakima, as shown in Figure 6-1 and hereby adopted as a part of this chapter.](#)

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2. Dwelling units under 1,200 sq. ft.

3. Commercial spaces under 3,000 sq. ft.

4. Affordable or low-income housing, as defined by RCW 36.70A.030. At the time of land use application submittal, the applicant must submit documentation demonstrating that the housing units will be used for the intended population for a minimum of ten years. Such documentation may include, but is not limited to, an application form submitted to receive subsidy from the city or state. Upon a change in occupancy from subsidized housing to another use, the minimum number of required off-street parking spaces is as required for the new use.

5. Ground level nonresidential spaces in mixed-use buildings.

6. A building undergoing a change of use if the footprint of the building is not being expanded.

D. Subsidized Low-Income Housing Parking.

1. At the time of land use application submittal, the applicant must submit documentation demonstrating that the housing units will be used for the intended population for a minimum of ten years. Such documentation may include, but is not limited to, an application form submitted to receive subsidy from the city or state.

2. Upon a change in occupancy from subsidized housing to another use, the minimum number of required off-street parking spaces is as required for the new use.

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Figure 6-1

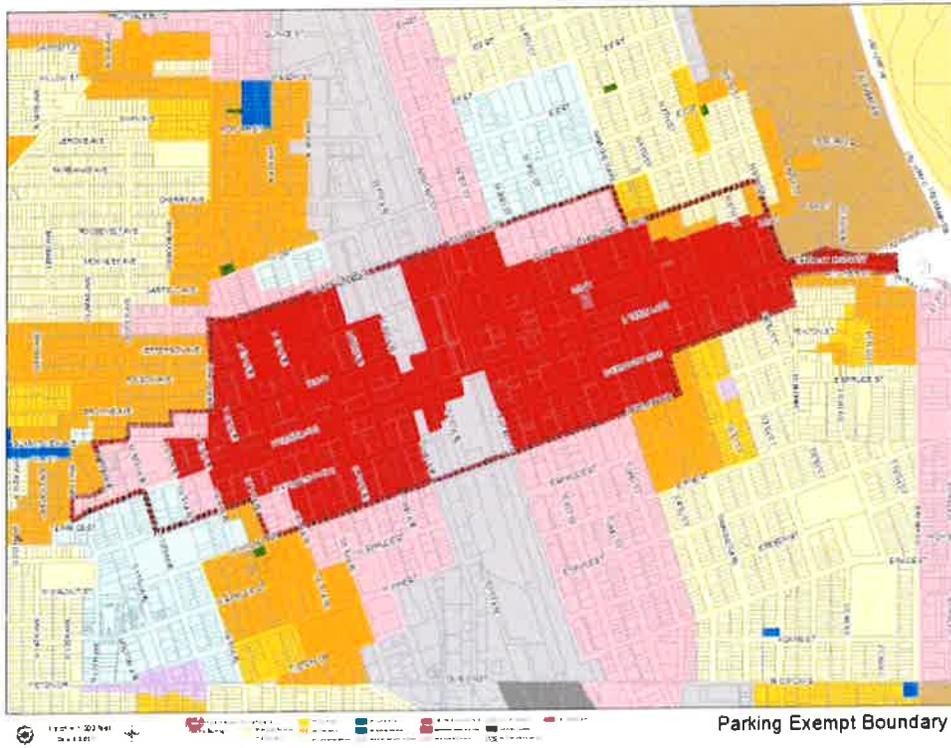


Table 6-1. Table of Off-Street Parking Standards

LAND USE	PARKING STANDARDS
AGRICULTURE (COMMERCIAL)	
Agriculturally related industries	<p>1 space for each employee based on the maximum working at any given shift;</p> <p>1 space for each 300-500 square feet sq. ft. of gross floor area for packing and processing areas; or</p> <p>2 spaces for the first 1,000 sq. ft. of gross floor area, plus 1 space for each additional 5,000 sq. ft. for CA storage, warehouse, and refrigeration areas, whichever is deemed more appropriate by the reviewing official</p>

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Table 6-1. Table of Off-Street Parking Standards

LAND USE	PARKING STANDARDS
AMUSEMENT AND RECREATION	
Game rooms, card rooms, electronic game rooms	1 space for each <del>playing table, for every 3 seats or every 3 machines, whichever is greater</del> 500 sq. ft. of gross floor area
Horse racing tracks, speedways, grandstands	1 space for each 3 fixed seats or 54" of bench seating
Bowling alleys	<del>5 spaces for each lane</del> 1 space for each 500 sq. ft. of gross floor area
Gymnasiums, exercise facilities	1 space for each 200-500 sq. ft. of gross floor area
Parks (public or private)	10 spaces per acre for passive recreation; 20 spaces per field for active recreation; <del>None if less than 1 acre in size</del>
Roller and/or ice skating rink	1 space for each 150-500 sq. ft. of skating surface area
Swimming pools	1 space for each 500 sq. ft. of water surface area
Movie theatres	1 space for each 4 seats
Golf courses	5 spaces per green and 1 space per 300-500 sq. ft. of gross floor area
Golf driving ranges	1 space per tee or 1 space per 15 feet of driving line, whichever is greatest
Auditoriums, exhibition halls, community centers, fraternal organization	1 space for each 100 sq. ft. of gross floor area
COMMUNITY SERVICES	
Churches, synagogues, temples, and funeral homes	1 space for each <del>3 fixed seats (or 54" of bench-type seating)</del> 100 sq. ft. of gross floor area 1 space for each 40 sq. ft. of general reception/gathering area
Community gardens* (accessory to an approved principal use) (See YMC 15.04.060(G))	None
Community gardens* (with planting area of 0.25 acre or less)	None
Community gardens* (with planting area of more than 0.25 acre and up to 0.5 acre)	2 spaces
Community gardens* (with planting area of more than 0.5 acre up to 1 acre)	4 spaces

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Table 6-1. Table of Off-Street Parking Standards

LAND USE	PARKING STANDARDS
Convalescent, nursing and group homes	1 space for each <del>2 beds</del> 1,000 sq. ft. of gross floor area
Fire and police stations	1 space for each 200-500 sq. ft. of gross floor area
Halfway houses (Correctional facilities/detention centers)	1 space for each 2 beds
Hospitals	1.5 spaces for each bed 1 space for each 500 1,000 sq. ft. of gross floor area
Schools:	
Primary, elementary, junior, senior	3 spaces for each classroom, or 1 space for each 3 seats (54" bench-type seating) in the assembly area, whichever is greater
Junior, senior	Same as primary/elementary and 1 space for each 4 students over 16 years old
Junior or community colleges	1 space for each 400-500 sq. ft. of gross floor area
Juvenile detention centers	1.5 spaces for each bed
Libraries	1 space for each 400-500 sq. ft. of gross floor area
Museums, art galleries	1 space for each 400-250 500 sq. ft. of gross floor area
Preschools, day care centers	1 space for each employee plus 1 space for each 6 children None
Vocational and business schools	1 space for each 400-500 sq. ft. of gross floor area
MANUFACTURING (MASS PRODUCTION)	
All uses listed under manufacturing in Table 4-1	1 space for each employee per maximum shift 500 sq. ft. of gross floor area
RESIDENTIAL	
Accessory dwelling units	1 space None
Single-family dwelling, manufactured home, mobile home	2-1 spaces
Two-family dwellings	4-2 spaces
Tiny house, tiny house with wheels, recreational vehicle	1 space
Multifamily development	0.5 spaces (none in CBD) per dwelling unit
Less than 10	2 spaces (1.5 in CBD) per dwelling
10 or more units	1.5 (1 in CBD) spaces per dwelling
Retirement homes	1 space for each dwelling unit None

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Table 6-1. Table of Off-Street Parking Standards

LAND USE	PARKING STANDARDS
Subsidized low-income housing (see YMC 15.06.040(D))	0.5 spaces per dwelling
RETAIL TRADE AND SERVICES	
Automobile and truck, manufactured homes, travel trailer sales	1 space for each 500 sq. ft. of showroom and 1 space for each 1,000 sq. ft. of retail sales floor area
Automotive: Automobile maintenance and service shops	2 spaces per service area including work bays 1 space for each 500 sq. ft. of gross floor area
Car wash	6 spaces per wash bay 1 space for each 500 sq. ft. of gross floor area
Car wash, self-service	1 space for each 1,000 sq. ft. of gross floor area
Paint and body repair	2 spaces per service area including work bays 1 space for each 500 sq. ft. of gross floor area
Specialized repair shops (battery, radiator, etc.)	2 spaces per service area including work bays 1 space for each 500 sq. ft. of gross floor area
Wrecking and dismantling yards	1 space for each 500 sq. ft. of gross floor area
Beauty and barber shops	1 space for each 400-500 sq. ft. of gross floor area
Short term rental	1 space for each guest room
Building and contractors	1 space for each 800 sq. ft. of gross floor area
Congregate living facility	1 space for every 2 beds
Drug stores	1 space for each 200 sq. ft. of gross floor area
Employment agencies (private)	1 space for each 200 sq. ft. of gross floor area
Espresso/coffee stand with or without drive-through	1 space for each 50-500 sq. ft. of gross floor area, including outside seating, and one space for each employee
Farm supplies	1 space for each 800 sq. ft. of gross floor area
Florists	1 space for each 500 sq. ft. of gross floor area
Financial institutions	1 space for each 200-500 sq. ft. of gross floor area
Furniture, home furnishings, appliances	1 space for each 800 sq. ft. of gross floor area
Heating and plumbing equipment stores	1 space for each 400-500 sq. ft. of gross floor area
Home occupations	See YMC 15.04.120(I)
Insurance agents, brokers and service agencies	1 space for each 200 sq. ft. of gross floor area

Table 6-1. Table of Off-Street Parking Standards

LAND USE	PARKING STANDARDS
Lumber yards	1 space for each 800 sq. ft. of gross floor area of structure and covered storage area
Nurseries	1 space for each 400-500 sq. ft. of G.F.A. gross floor area of structure and permanent outside display and sales area
Medical and dental laboratories, offices, and clinics	1 space for each 200-500 sq. ft. of gross floor area
Motels and hotels	1.2 spaces for each guest room
Multiple use centers (3 or more uses with shared parking)	
—having less than 25,000 sq. ft. of gross floor area	1 space for each 300-500 sq. ft. of gross floor area
—having 25,001—400,000 sq. ft. of gross floor area	1 space for each 400 sq. ft. of gross floor area
—having 400,001—600,000 sq. ft. of gross floor area	1 space for each 500 sq. ft. of gross floor area
—having 600,001+ sq. ft. of gross floor area	1 space for each 600 sq. ft. of gross floor area
Paint, glass, and wallpaper stores	1 space for each 400 sq. ft. of gross floor area
Professional office building for use by accountants, attorneys, etc.	1 space for each 200 sq. ft. of gross floor area
Real estate offices	1 space for each 200 sq. ft. of gross floor area
Restaurant, cafe, and drive-in eating facilities	1 space for each 50-500 sq. ft. of indoor and outdoor public floor area, and 1 space for each 200 sq. ft. of outdoor public eating area
General Retail establishments in Table 4-1 but not listed in this table	
—less than 25,000 sq. ft. of gross floor area	1 space for each 300-500 sq. ft. of gross floor area
—25,001—400,000 sq. ft. of gross floor area	1 space for each 400 sq. ft. of gross floor area
—400,001—600,000 sq. ft. of gross floor area	1 space for each 500 sq. ft. of gross floor area
—600,001+ sq. ft. of gross floor area	1 space for each 600 sq. ft. of gross floor area
Service stations	2-1 spaces for each 500 sq. ft. of working/service area, including bays
Taverns and bars, dine, drink, and dance establishments	1 space for each 75-500 sq. ft. of gross floor area

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Table 6-1. Table of Off-Street Parking Standards

LAND USE	PARKING STANDARDS
Waste material processing and junk handling	1 space for each 500 sq. ft. of gross floor area
TRANSPORTATION	
Bus terminals, storage and maintenance facilities	1 space for each 300-500 sq. ft. of gross floor area
Air, rail and truck terminals	1 space for each 300-500 sq. ft. of gross floor area
Taxicab terminals, maintenance and dispatching centers	1 space for each 300-500 sq. ft. of gross floor area
UTILITIES	
Utility services	1 space for each 800 sq. ft. of gross floor area
WHOLESALE TRADE	
Wholesale trade warehouses	1 space for each employee based on the maximum working at any given shift; or 1 space for each 300-500 square feet of gross floor area for packing and processing areas; 2 spaces for the first 1,000 sq. ft. of gross floor area, plus 1 space for each additional 5,000 sq. ft. for CA storage, warehouse, and refrigeration areas; whichever is deemed more appropriate by the reviewing official
Residential mini-storage	1 space for each 300-500 sq. ft. of gross floor area of office space
<p>How to Use Table 6-1:</p> <ol style="list-style-type: none"> <li>1. Calculate the gross floor area for the structure. (See YMC 15.06.040 to determine gross floor area.)</li> <li>2. Determine the amount of gross floor area used for storage rooms.</li> <li>3. Required off-street parking for storage is one space per 500 square feet.</li> <li>4. Find the proposed use in Table 6-1.</li> </ol> <p>Example:</p> <p>The gross floor area of the structure is 3,000 sq. ft. 1,000 sq. ft. of the structure is used for storage. The parking standard for storage rooms is one space per 500 sq. ft. (YMC 15.06.040). <math>1,000 \div 500 = 2</math> off-street parking spaces for the storage area.</p>	

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Table 6-1. Table of Off-Street Parking Standards

LAND USE	PARKING STANDARDS
	<p>The proposed use is a shoe shop. According to Table 6-1, shoe shops require one off-street parking space for each 300 sq. ft. of gross floor area. <math>2,000 \div 300 = 6.6</math> or seven spaces, since fractions of parking spaces are rounded up (YMC 15.06.050(A)).</p> <p>The total required off-street parking of this use is: 2 spaces (for storage area) + 7 spaces (for the rest of the gross area) = 9 spaces.</p>

### 15.06.070 Schedule of minimum parking dimensions.

Driveways and parking stalls shall conform to Table 6-2, which is hereby adopted as the schedule of minimum parking dimensions. (Refer to diagram below. All dimensions are based on a basic nine-foot-by-nineteen-foot stall.)

Table 6-2. Standard Parking Lot Dimensions

PARKING ANGLE ALONG CURB	STALL WIDTH	CURB LENGTH PER CAR	STALL DEPTH	MINIMUM DRIVEWAY WIDTH <sup>1</sup>	LOT WIDTH: 1 ROW + 1 DRIVEWAY PER CAR	SQ. FT.	LOT WIDTH: 2 ROWS + 1 DRIVEWAY PER CAR	SQ. FT.	LOT WIDTH: 3 ROWS + 2 DRIVEWAYS PER CAR	SQ. FT.	LOT WIDTH: 4 ROWS + 2 DRIVEWAYS PER CAR	SQ. FT.
0°	8'	23'	8'	12'	20'	460	28'	322	48'	368	56'	322
30°	9'	18'	17'3"	11'	28'4"	510	45'6"	414	66'2"	397	83'6"	376
45°	9'	12'7"	19'8"	13'	32'10"	420	52'5"	336	79'0"	376	98'10"	315
60°	9'	10'4"	21'0"	18'	39'0"	407	60'	313	95'0"	330	116'0"	305
90°	9'	9'	19'	24'	43'	387	62'	279	105'	315	124'	279

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1. Ninety-degree parking permits two-way driveway travel. If the angle is less than ninety degrees driveway travel shall be one-way, or the driveway width shall be increased to 24 feet.
2. Residential parking shall have minimum dimensions of eight feet by twenty feet for any parking angle, or a minimum equivalent area of 160 square feet with a minimum width of eight feet.

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### 15.06.090 Required landscaping of parking areas.

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- A. The standard for landscaping of parking and vehicle storage lots with five or more spaces shall be ten percent of the total parking area. This landscaping area may be included to satisfy the lot coverage (impermeable surface) requirements of Table 5-1.
- B. The planting area standard, where required, shall be a minimum of twenty-four square feet with the exception of raised planter boxes around buildings.
- C. A standard of one tree from an approved list shall be planted for every fifteen single-row parking stalls ~~or every thirty double-row parking stalls within the~~ for parking and vehicle storage lots with five or more spaces.
- D. Landscaping may consist of a combination of trees, shrubs, and groundcover with careful consideration to eventual size and spread, susceptibility to disease and pests, durability, and adaptability to existing soil and climatic conditions.
- E. Landscaping shall be located within the parking area, such as in between parking spaces or in parking "islands," or around the perimeter of the parking lot.
- F. Every parking area for a nonresidential use that abuts property in any residential district shall be separated from such property by a solid wall, view-obscuring fence, landscaped berm, or compact evergreen hedge at least six feet in height. The administrative official may increase the height, depth, and content of said screening as necessary to adequately protect adjacent single-family residential development. The screening shall be provided and maintained along the property line of such lot.

### 15.06.110 Construction and maintenance.

All off-street parking lots, driveways, travel ways, parking aisles, vehicle storage, and vehicle sales lots having a capacity of three or more vehicles shall be constructed in the following manner:

- A. A. Surfacing. Paved with two-inch-thick asphaltic surfacing on an aggregate base, or an equivalent surfacing acceptable to the administrative official, so as to eliminate dust or mud. Pervious asphalt or concrete materials are encouraged. If the parking space has a curb stop, the area beyond the curb stop may be landscaped in order to meet landscaping and/or lot coverage requirements.
- B. Residential Surfacing. Parking spaces may consist of grass block pavers.
- BC.** Grading and Drainage. Graded and drained so all surface water is disposed of on site. Grading and drainage facilities shall be designed according to accepted engineering standards and the Eastern Washington Stormwater Manual, which will require review by the city engineer or a designee.

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**CD.** Border Barricades. Any parking, vehicle storage, or motor vehicle sales area abutting the street property line shall provide a concrete curb at least six inches in height and located at least two feet from the street property line. The curb shall be securely anchored. No curb shall be required across any driveway or entrance to the parking area, or if the parking lot is separated from the street by a fence or hedge.

**DE.** Markings. All parking spaces (except motor vehicles sales areas) shall be marked by durable painted lines at least four inches wide and extending the length of the stall or by curbs or other means approved by the administrative official to indicate individual parking stalls. Signs or markers located on the parking lot surface shall be used as necessary to ensure safe and efficient use of the parking lot. In addition, when required, all accessible parking spaces shall be marked and signed in compliance with the currently adopted International Building Code.

**E.** The owner or lessee of a required parking area shall maintain the paved surface, drainage facilities, landscaping, and irrigation facilities in conformance with the standards of this chapter and the approved site plan.

**15.06.135 Drive-through standards.**

Any use having a drive-through service window or booth shall comply with the following standards:

**A. Drive-Through Dimensions.** The drive-through shall be of adequate length to prevent vehicles from backing up into the right-of-way or cause conflicts with off-street circulation and parking. Each drive-through lane shall have the minimum dimensions of twelve feet in width and one hundred twenty feet in length, measured from each entrance of the drive-through lane to the midpoint of the first service window or booth.

**B. Drive-Through Location.** The drive-through lane shall not serve as sole access to off-street customer parking, except for additional spaces intended to serve drive-through customers located beyond the last service window or booth.

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**15.06.140 Nonconforming parking.**

A. Any use which, on the effective date of the ordinance codified in this section or any amendments hereto, is nonconforming in terms of required off-street parking facilities may continue in the same manner as if they were conforming; however, the number of existing off-street parking spaces shall not be reduced.

B. When an existing structure with nonconforming parking is expanded and additional parking is required, the additional parking spaces shall be provided in accordance with the provisions of this chapter; however, the number of additional spaces shall be computed only to

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the extent of the enlargement, regardless of whether or not the number of previously existing spaces satisfies the requirements of this chapter.

C. When the use of an existing lot or structure with nonconforming parking is changed to another use listed in Table 4-1, the ~~nonconformity existing parking shall cease and the new use shall provide all the required off-street parking in accordance with the provisions of this chapter suffice.~~ However, this requirement may be waived by the administrative official for existing buildings and/or lots within the B-1, CBD or GC zoning districts, containing insufficient area to provide parking, provided the following factors are taken into consideration:

- ~~1. New use has similar parking requirements to the previously approved use;~~
- ~~2. The availability of on-street parking;~~
- ~~3. The availability of nearby off-street parking or other opportunities to conform to the parking standard, such as a shared parking agreement; and~~
- ~~4. Location of the business in proximity to the downtown business district exempt area (YMC 15.06.040(C)).~~

## 15.09.025 Mixed-use buildings.

### A. Purpose and Intent.

1. To provide a streamlined process for new development or redevelopment projects that include a mixture of high density residential along with complementary retail, commercial, or professional uses at a scale that is compatible with the surrounding neighborhood.

### B. Level of Review—Mixed-Use Building.

1. A new or redeveloped mixed-use building is a Class (1) permitted use, requiring Type (1) review, in applicable zones and is determined to be the appropriate level of review for any combination of Class (1) and Class (2) uses listed in those zones.
2. Any combination of uses which includes a Class (3) permitted use shall undergo Type (2) review.
3. The mixed-use building/development shall not contain any use which is otherwise not permitted in the zone.

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4. A new mixed-use building that does not meet the layout requirement of subsection (D)(1) of this section shall undergo Type (2) review or be reviewed based upon its particular uses as listed in Table 4-1, whichever is higher.

5. A new mixed-use building located in the downtown business district shall also comply with YMC [15.09.026](#).

C. Prohibited Uses. The following uses are prohibited in a mixed-use building/development project:

1. All wholesale trade—Storage uses.
2. All transportation uses.
3. All utilities uses.
4. All automotive [sales, maintenance and repair, carwash/detailing, paint and body, parts and accessories, and towing](#) uses.
5. Boats and marine accessories.
6. Farm and implements, tools and heavy construction equipment.
7. Farm supplies.
8. Fuel oil and coal distributors.
9. Lumber yards.
10. Nurseries.
11. All rental uses.
12. Repairs: reupholstery and furniture.
13. Repairs: small engine and garden equipment.

~~14.—Service stations.~~

~~15.—Truck service stations and shops.~~

D. Development Standards.

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1. Layout. A mixed-use building should not have any residential dwelling units located on the ground floor, whenever feasible. A minimum of fifty percent of the total floor area shall be residential dwelling units, and at least sixty percent of the ground floor shall be dedicated for community facility or commercial use.

2. Height Bonus. In the B-1, B-2, and SCC zoning districts, the maximum height of the building (YMC [15.05.030](#), Table 5-1) may be increased to fifty feet if all of the following are met:

- a. The majority of the additional building height is used to increase the number of dwelling units;
- b. The additional building height is necessary to accommodate on-site parking requirements;
- c. Additional on-site landscaping is provided equaling fifteen percent of the parking area, at a minimum.

E. Design Standards.

1. Entrances. Primary pedestrian entrances to the building shall face the street frontage or face common open space which is oriented toward the street.

2. Transparency.

a. There shall be windows on all sides of the building facing streets and pedestrian ways.

b. Within the downtown business district, the ground floor of a mixed-use building shall contain transparency for the majority of the wall between three and twelve feet above ground level, including both doors and windows, as measured along street but excluding alleys. Ground floor transparency shall be visually distinct from the above floors by not repeating the exact dimensions and placement of windows.

### 15.11.020 Application requirements.

All applications shall comply with the following requirements:

A. Applications shall be submitted either online or in writing on forms provided by the department;

B. Each submitted land use application shall be completed in its entirety, and contain all narratives, supplemental narratives, site plans, or other required attachments as specified by the pertinent application. For all planning applications, the application shall include a site plan

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in print or digital form in conformance with YMC 15.11.030; provided, the administrative official at their discretion may require additional information to clarify the application or determine compliance with the provisions of this title;

C. All applications, including a Type (1) review, shall be signed by the property owner or his agent authorized in writing to do so;

D. Applications shall be accompanied by the appropriate fee as established by ordinance;

E. An application is not complete unless it includes all required information, attachments and fees. No application shall be considered officially filed until accepted as complete by the division; and

F. All applications shall include a minimum eleven-inch by seventeen-inch reproducible copy of the site plan in print or digital form. In the event of expanded review, additional copies may be required at the applicant's expense. Site plans shall be developed in accordance with YMC 15.11.030

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COMMUNITY DEVELOPMENT DEPARTMENT  
Bill Preston, P.E., Director

Trevor Martin, AICP, Manager  
Planning Division  
129 North Second Street, 2nd Floor Yakima, Washington 98901  
Phone (509) 575-6183 • Fax (509) 575-6105 • Email: ask.planning@yakimawa.gov

**Recommendation Regarding Amendments to the YMC Title 15**

**TO:** City of Yakima Planning Commission  
**FROM:** Trevor Martin, AICP, Planning Manager  
**SUBJECT:** Zoning Ordinance Text Amendments – File TXT#003-25  
**FOR MEETING OF:** January 28, 2026

**I. PURPOSE AND DESCRIPTION OF PROPOSED AMENDMENTS:**

The City of Yakima Planning Division is proposing non-project amendments to the City of Yakima’s Municipal Code Title 15. The purpose of the proposed amendments complies with the mandated State requirements for parking standards and middle housing. Additionally, the proposed changes reorganize Table 4-1.

The Yakima Planning Commission held a study session to review the proposed amendments on November 12, 2025.

**Proposed Amendment Sections:**

The complete track changes text can be found in Exhibit “A” and is incorporated herein by reference. A summary of the amendments is as follows:

- 1. YMC Subsection 15.02.020 – Definitions
  - a. Adding a new definition to the ordinance to comply with updated state standards.

*Staff Analysis: The State of Washington has issued guidance for new definitions following the updates of their middle housing bills. The City of Yakima is updating the zoning ordinance to comply with the State standards.*

- 2. YMC Subsection 15.04.030 – Table of permitted land uses
  - a. Reorganizing Table 4-1.

*Staff Analysis The table will be reorganized to alphabetize the entries and create a separate category for automotive uses. Adding one overall new use to the table under residential called “Middle Housing”.*

- 3. YMC Subsection 15.04.080 – Drive-through facilities
  - a. Referencing a new section in YMC § 15.06.135

*Staff Analysis: A new section was added for drive-through standards.*

- 4. YMC §§ 15.06.030 – General Provisions & 15.06.035 – Electric Vehicle Charging Station
  - a. Removing ambiguous provisions from sections

*Staff Analysis: removing provision from sections that no longer apply within the City, or meet State guidance.*

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5. YMC § 15.06.040 – Off-street parking standards
  - a. Removing language related to gross floor area; Revising Exemptions from Table 6-1; Adding new language for downtown business districts, dwelling units, affordable units, and mixed-use spaces.

*Staff Analysis: In 2025 the Washington State Legislature passed SB 5184, which effectively limits the amount of parking a city can require for housing and commercial businesses. Staff analyzed the Bill and made specific changes to the commercial and residential parking requirements under Table 6-1, highlighted by SB 5184.*

6. YMC Table 6-1 Standard Parking Lot Dimensions
  - a. Removing additional lot width criteria.

*Staff Analysis: The additional lot width is confusing and additional sections within YMC provide guidance on parking lot design.*

7. YMC §§ 15.06.090 – Landscaping requirements, 15.06.110 – Construction and Maintenance, 15.06.140 – Nonconforming Parking, 15.09.025 – Mixed Use Buildings, and 15.11.020 – Application Requirements.
  - a. Removing and adding minor language to remove ambiguity from sections.

*Staff Analysis: The updates in this section are primarily related to questions the department regularly receives related to parking standards, or items covered in other policies used by the City. Updating this section will create additional consistency between divisions and more accessibility options for public submittals.*

8. YMC § 15.06.135 – Drive-through standards
  - a. Creating a new section specifically for drive-throughs in the City.

*Staff Analysis: The City has a long history of drive-through uses, however, there are no standards guiding development of drive-throughs. Recently there have been several applications where the proposed drive-through creates cuing issues into the public right-of-way, and sites where a proposed drive-through is inappropriate. During the application process, property owners usually look to City for guidance for construction specifics. In the case of drive-throughs, the City has no clear guidance. Adding this section will eliminate ambiguity and guide applicants in site planning.*

## **II. YAKIMA COMPREHENSIVE PLAN 2040**

The proposed text amendments are consistent with the following goals and policies of the Comprehensive Plan 2040

Policy 2.2.3.C Principal uses & density: A mixture of retail, commercial service, office, and high density residential uses depending on the area's context. Corridors and neighborhood centers can accommodate a greater mixture of retail and commercial service uses while some transitional areas near the edge of residential neighborhoods are more appropriate for a mix of office and residential uses. The permitted maximum residential density is up to or above 13 net

dwelling units per acre, depending on the underlying zoning district and neighborhood context. For developments electing to conform to site and building design standards promoting pedestrian-oriented development, density is primarily limited by allowable building height, integration of required parking, market conditions, and conformance with applicable site and building design provisions. Specifying the maximum number of dwelling units in one building may be appropriate in some areas to ensure a neighborhood-friendly scale of development.

Policy 2.5.1.C Update zoning and design provisions to promote compatibility between different uses and zones. Examples include building setbacks, building massing, landscaping buffers, fencing, service element location, and design provisions, and vehicular parking and access provisions. Landscape buffers are particularly important elements that can effectively mitigate impacts of commercial uses on adjacent residential uses. Commercial development adjacent to Low Density Residential designated areas warrant the greatest compatibility design protections.

### III. ENVIRONMENTAL REVIEW (SEPA)

This project was processed for review under the State Environmental Policy Act as a procedural action per WAC 197-11-800(19), and a Determination of Nonsignificance (DNS) was issued on December 24, 2025 (SEPA#015-25).

### IV. PUBLIC NOTICE

Notice of Public Hearing  
Legal Ad Publication  
Determination of Nonsignificance (DNS)

**December 24, 2025**  
**December 30, 2025**  
**December 24, 2025**

No written comments were received during the public comment period.

### V. FINDINGS AND CONCLUSIONS

1. The proposed amendments adopt state policy and further refine and clarify the land use process within the Yakima Municipal Code.
2. No adverse impacts have been identified by the approval of these amendments.
3. The proposed text amendments are consistent with and implement the Yakima Comprehensive Plan 2040, as required by RCW 36.70A.130(1)(d).

### VI. RECOMMENDATION

The Department of Community Development recommends APPROVAL of these text amendments.

**SUGGESTED MOTIONS:**

**Approval:**

Based on the testimony and evidence presented during this afternoon's public hearing, I move that the Planning Commission draft findings of fact and forward a recommendation of **approval** to the Yakima City Council.

**Approval with modifications:**

Based on the testimony and evidence presented during this afternoon's public hearing, I move that the City of Yakima Planning staff modify the draft language to include the changes noted in the minutes of this afternoon's public hearing, and with these changes move that the Planning Commission draft findings of fact and forward a recommendation of **approval** to the Yakima City Council.

**Denial:**

Based on the testimony and evidence presented during this afternoon's public hearing, I move that the Planning Commission reject the proposal to include findings of fact documenting the reasons for denial, and order the proposal be forwarded to the Yakima City Council with a recommendation for **denial**.

### 15.02.020 Definitions.

"Alley" means a public thoroughfare or way twenty feet or less in width which has been dedicated to the city of Yakima or Yakima County for public use. For non-residential uses, Alleys alleys provide only a secondary means of vehicular access to abutting property.

Gross Floor Area. "Gross floor area" means the interior habitable area of a dwelling unit including basements and attics but not including a garage or accessory structure. For calculating off-street parking based on gross floor area, See see YMC 15.06.040.

"Mixed-use building ~~and downtown business district multifamily development~~" means a building or use in a commercial district or planned development, meeting the standards contained in YMC 15.09.025, used partly for residential use and partly for a community facility or commercial use.

"Middle housing" means buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.

### 15.04.030 Table of permitted land uses.

Table 4-1 titled "Permitted Land Uses" is incorporated as part of this section. Each permitted land use listed in Table 4-1 is designated a Class (1), (2), or (3) use for a particular zoning district. In addition, some Class (1) uses may require Type (2) review in accordance with YMC 15.04.020. All permitted land uses and associated site improvements are subject to the design standards and review procedures of this title.

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
<b>AGRICULTURAL (COMMERCIAL)</b>															
<u>Agricultural Building (*)</u>	1	-	-	-	-	-	-	-	-	1	-	-	-	1	1
<u>Agricultural Chemical Sales/Storage</u>	-	-	-	-	-	-	-	-	-	1	-	-	-	1	1
<u>Agricultural Market (*)</u>	1	-	-	-	-	-	1	1	1	1	1	1	1	1	-
<u>Agricultural Related Industries (*)</u>	2	-	-	-	-	-	-	-	-	1	-	-	-	1	1
<u>Agricultural Stand (*)</u>	1	-	-	-	-	-	-	-	-	-	-	-	-	1	1

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
<u>Agriculture, Horticulture, General Farming (not feedlots or stockyards) (*)</u>	1	-	-	-	-	-	-	-	-	1	-	-	-	1	1
<u>Animal Husbandry (See YMC 15.09.070) (*)</u>	1	2	-	-	-	-	-	-	-	-	-	-	-	1	1
<u>Concentrated Feeding Operation (*)</u>	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<u>Floriculture, Aquaculture</u>	1	-	-	-	-	-	-	-	-	1	-	-	-	1	1
<u>Fruit Bin Sales/Storage</u>	3	-	-	-	-	-	-	-	-	2	-	-	-	1	1
<u>Marijuana Production (**)</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
<u>Resort/Destination (*)</u>	2	3	-	3	-	-	-	-	-	-	1	1	1	3	-
<u>Resort/Destination w/on-site agricultural production (*)</u>	2	3	-	3	-	-	-	-	-	-	3	3	3	3	-
<u>Retail (*)</u>	-	-	-	-	-	-	-	1	1	1	1	1	1	1	2
<u>Winery and Brewery—Basic (*)</u>	-	-	-	-	-	-	-	-	-	2	3	-	3	1	2
<u>Agriculture, Horticulture, General Farming (not feedlots or stockyards) (*)</u>	4	-	-	-	-	-	-	-	-	4	-	-	-	4	4
<u>Agricultural Building (*)</u>	4	-	-	-	-	-	-	-	-	4	-	-	-	4	4
<u>Agricultural Chemical Sales/Storage</u>	-	-	-	-	-	-	-	-	-	4	-	-	-	4	4
<u>Agricultural Market (*)</u>	4	-	-	-	-	-	4	4	4	-	4	4	4	4	-
<u>Agricultural Stand (*)</u>	4	-	-	-	-	-	-	-	-	-	-	-	-	4	4
<u>Agricultural Related Industries (*)</u>	2	-	-	-	-	-	-	-	-	4	-	-	-	4	4
<u>Animal Husbandry (See YMC 15.09.070) (*)</u>	4	2	-	-	-	-	-	-	-	-	-	-	-	4	4
<u>Concentrated Feeding Operation (*)</u>	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<u>Floriculture, Aquaculture</u>	4	-	-	-	-	-	-	-	-	-	-	-	-	4	4
<u>Fruit Bin Sales/Storage</u>	3	-	-	-	-	-	-	-	-	2	-	-	-	4	4
<u>Marijuana Production (**)</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	4	4
<u>Winery and Brewery—Basic (*)</u>	-	-	-	-	-	-	-	-	-	2	3	-	3	4	2
<u>Resort/Destination w/on-site agricultural production (*)</u>	2	3	-	3	-	-	-	-	-	-	3	3	3	3	-
<u>Resort/Destination (*)</u>	2	3	-	3	-	-	-	-	-	-	4	4	4	3	-
<u>Retail (*)</u>	-	-	-	-	-	-	-	4	4	-	4	4	4	4	2
<b>AMUSEMENT AND RECREATION</b>															
<u>Amusement Park (Permanent) (*)</u>	-	-	-	-	-	-	-	-	-	3	3	3	3	1	3
<u>Aquatic Center</u>	-	-	-	-	-	-	-	-	-	3	-	3	3	1	2

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SC	CL	LCC	AS	GC	CBD	RD	M-1	M-2
Bowling Alleys	-	-	-	-	-	1	-	1	1	3	1	1	1	3	-	-
Campground (*)	3	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-
Children's Outdoor Recreation Center* (Less than 500 ft. from abutting residential and/or containing a go-cart track)	-	-	-	-	-	-	-	-	-	-	3	3	-	1	-	-
Children's Outdoor Recreation Center* (More than 500 ft. from abutting residential and not containing a go-cart track)	-	-	-	-	-	-	-	-	-	-	3	1	-	1	-	-
Drive-In Theatres	3	-	-	-	-	-	-	-	-	-	-	1	-	1	1	-
Exercise Facilities	-	-	-	1	1	1	-	1	1	2	1	1	1	1	1	-
Game Rooms, Card Rooms, Electronic Game Rooms (*)	-	-	-	-	-	-	-	3	1	1	1	1	1	1	-	-
Golf Courses, Clubhouses, Golf Driving Ranges	3	3	3	3	-	-	-	-	-	-	3	-	-	1	-	-
Horse Racing Tracks, Speedways	-	-	-	-	-	-	-	-	-	-	-	-	-	3	3	-
Miniature Golf Courses	-	-	-	-	-	3	-	3	1	3	1	1	1	1	-	-
Movie Theatres, Auditoriums, Exhibition Halls	-	-	-	-	-	-	-	3	1	-	1	1	1	1	-	-
Parks (*)	2	2	2	2	1	1	1	1	1	2	1	1	1	1	3	3
Roller Skating or Ice Skating Rink	-	-	-	-	-	-	-	-	1	2	1	1	1	1	2	-
Social Card Rooms (See YMC 15.09.090) (*)	-	-	-	-	-	-	-	3	3	-	3	3	-	-	-	-
Sports Facility (indoor)	-	-	-	-	-	-	-	1	1	-	1	1	1	1	1	-
State Fair Park	(See YMC 15.04.200)															
Aquatic Center	-	-	-	-	-	-	-	-	3	-	3	3	3	4	2	-
Amusement Park (Permanent) (*)	-	-	-	-	-	-	-	-	3	-	3	3	3	4	3	-
Bowling Alleys	-	-	-	-	-	4	-	4	4	-	4	4	4	4	3	-
Campground (*)	3	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-
Children's Outdoor Recreation Center* (More than 500 ft. from abutting residential and not containing a go-cart track)	-	-	-	-	-	-	-	-	-	-	-	4	-	4	-	-
Children's Outdoor Recreation Center* (Less than 500 ft. from abutting residential and/or containing a go-cart track)	-	-	-	-	-	-	-	-	-	-	-	3	-	4	-	-
Drive-In Theatres	3	-	-	-	-	-	-	-	-	-	-	4	-	4	4	-
Exercise Facilities	-	-	-	4	4	4	-	4	4	2	4	4	4	4	4	-
Horse Racing Tracks, Speedways	-	-	-	-	-	-	-	-	-	-	-	-	-	3	3	-
Game Rooms, Card Rooms, Electronic Game Rooms (*)	-	-	-	-	-	-	-	3	4	4	4	4	4	4	-	-

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Golf Courses, Clubhouses, Golf Driving Ranges	3	3	3	3	-	-	-	-	-	-	-	-	4	-	-
Miniature Golf Courses	-	-	-	-	-	3	-	3	4	-	4	4	4	-	-
Movie Theatres, Auditoriums, Exhibition Halls	-	-	-	-	-	-	-	3	4	-	4	4	4	-	-
Parks (*)	2	2	2	2	4	4	4	4	4	-	4	4	4	3	3
Roller Skating or Ice Skating Rink	-	-	-	-	-	-	-	-	4	-	4	4	4	2	-
Sports Facility (indoor)	-	-	-	-	-	-	-	4	4	-	4	4	4	4	-
Social Card Rooms (See YMC 15.09.090) (*)	-	-	-	-	-	-	-	3	3	-	3	3	-	-	-
State Fair Park	(See YMC 15.04.200)														
<b>AUTOMOTIVE</b>															
Automotive Dealer New and Used Sales	-	-	-	-	-	3	-	3	3	1	1	3	1	1	-
Weekend Automobile and Recreational Vehicle (RV) Sales	-	-	-	-	-	-	-	-	1	1	-	-	1	-	-
Car Wash/Detailing	-	-	-	-	-	1	-	1	1	1	1	-	1	1	-
Maintenance and Repair Shops	-	-	-	-	-	2	-	1	1	2	1	2	3	1	2
Paint and Body Repair Shops	-	-	-	-	-	2	-	2	1	1	1	-	3	1	2
Parts and Accessories (tires, batteries, etc.)	-	-	-	-	-	2	-	1	1	1	1	1	1	1	-
Towing Services	-	-	-	-	-	-	-	-	-	1	3	-	3	1	1
Wrecking and Dismantling Yard (*) and Hulk Haulers (*)	-	-	-	-	-	-	-	-	-	-	-	-	-	3	1
Rental: Auto, Truck, Trailer, Fleet Leasing Services with Storage	-	-	-	-	3	1	-	-	1	1	1	1	1	1	1
Service Station (*)	-	-	-	-	-	1	-	1	1	1	1	1	1	1	-
Truck Service Stations and Shops	-	-	-	-	-	-	-	-	-	2	3	-	1	1	1
Truck (Large), Manufactured Home and Travel Trailer Sales	-	-	-	-	-	-	-	-	-	3	1	-	3	1	-
<b>COMMUNITY SERVICES</b>															
Business Schools (*)	3	3	3	3	3	3	-	1	1	1	1	1	1	1	-
Cemetery/Crematorium with Funeral Home	3	3	3	3	3	-	-	-	-	2	-	-	-	3	-
Churches, Synagogues, and Temples (*)	2	2	2	2	1	1	1	1	1	2	1	1	2	2	-
Community Center (*) Meeting Halls, Fraternal Organizations	2	2	2	2	1	1	1	1	1	2	1	1	2	2	-
Community College/University—Inside Institutional Overlay	(See YMC Chapter 15.31)														
Community College/University—Outside Institutional Overlay	3	3	3	3	3	1	1	1	1	3	1	1	1	1	-

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
<u>Community Gardens (*) (if accessory to an approved principal use) (See YMC 15.04.060(G))</u>	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
<u>Community Gardens (*) (with planting area of more than one-half acre up to one acre)</u>	1	1	1	1	1	1	-	1	1	1	1	1	-	2	-
<u>Community Gardens (*) (with planting area of more than one-quarter and up to one-half acre)</u>	1	1	1	1	1	1	-	1	1	1	1	1	-	2	-
<u>Community Gardens (*) (with planting area of one-quarter acre or less)</u>	1	1	1	1	1	1	-	1	1	1	1	1	-	1	-
<u>Correctional Facilities</u>	3	-	-	-	-	-	-	-	-	-	3	3	3	3	3
<u>Day Care Center (*)</u>	1	1	1	1	1	1	1	1	1	2	1	1	1	1	-
<u>Day Care Facilities (not home occupation): Family In-Home (*)</u>	1	2	2	1	1	1	1	1	1	-	1	1	-	-	-
<u>Elementary and Middle</u>	3	3	3	3	3	3	-	-	-	-	1	3	-	-	-
<u>Funeral Home not associated with Cemetery/Crematorium</u>	3	-	-	-	1	1	-	1	1	2	1	1	1	1	-
<u>Hospital (*) Outside Institutional Overlay</u>	3	3	3	3	3	-	-	-	-	-	3	3	-	3	-
<u>Libraries</u>	3	3	3	2	1	1	1	1	1	-	1	1	1	-	-
<u>Museums, Art Galleries</u>	-	3	3	1	1	1	1	1	1	1	1	1	1	-	-
<u>Public Facility (*)</u>	3	3	3	3	1	1	-	1	1	1	1	1	1	1	1
<u>Schools</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<u>Senior High School</u>	3	3	3	3	3	3	-	-	-	-	3	3	-	-	-
<u>Vocational Schools (*)</u>	3	3	3	3	3	1	-	1	1	1	1	1	1	1	-
<u>Wastewater Sprayfield (*)</u>	3	-	-	-	-	-	-	-	-	-	-	-	-	3	3
<u>Zoo (*)</u>	3	-	-	-	-	-	-	3	3	-	3	-	3	-	-
<u>Cemetery/Crematorium with Funeral Home</u>	3	3	3	3	3	-	-	-	-	-	-	-	-	3	-
<u>Funeral Home not associated with Cemetery/Crematorium</u>	3	-	-	-	4	4	-	4	4	-	4	4	4	4	-
<u>Churches, Synagogues, and Temples (*)</u>	2	2	2	2	4	4	4	4	4	-	4	4	2	2	-
<u>Community Center (*) Meeting Halls, Fraternal Organizations</u>	2	2	2	2	4	4	4	4	4	-	4	4	2	2	-
<u>Community Gardens (*) (if accessory to an approved principal use) (See YMC 15.04.060(G))</u>	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
<u>Community Gardens (*) (with planting area of one-quarter acre or less)</u>	4	4	4	4	4	4	-	4	4	4	4	4	-	4	-

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Community Gardens (*) (with planting area of more than one-quarter and up to one-half acre)	1	1	1	1	1	1	-	1	1	1	1	1	-	2	-
Community Gardens (*) (with planting area of more than one-half acre up to one acre)	1	1	1	1	1	1	-	1	1	1	1	1	-	2	-
Day-Care Facilities (not home occupation): Family-In-Home (*)	1	2	2	1	1	1	1	1	1	-	1	1	-	-	-
Day-Care Center (*)	1	1	1	1	1	1	1	1	1	-	1	1	1	1	-
Public Facility (*)	3	3	3	3	1	1	-	1	1	1	1	1	1	1	1
Hospital (*) Outside Institutional Overlay	3	3	3	3	3	-	-	-	-	-	3	3	-	3	-
Correctional Facilities	3	-	-	-	-	-	-	-	-	-	3	3	3	3	3
Libraries	3	3	3	2	1	1	1	1	1	-	1	1	1	-	-
Museums, Art Galleries	-	3	3	1	1	1	1	1	1	1	1	1	1	-	-
Schools	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Elementary and Middle	3	3	3	3	3	3	-	-	-	-	1	3	-	-	-
Senior High School	3	3	3	3	3	3	-	-	-	-	3	3	-	-	-
Business Schools (*)	3	3	3	3	3	3	-	1	1	1	1	1	1	1	-
Community College/University—Inside Institutional Overlay	(See YMC Chapter 15.31)														
Community College/University—Outside Institutional Overlay	3	3	3	3	3	1	1	1	1	3	1	1	1	1	-
Vocational Schools (*)	3	3	3	3	3	1	-	1	1	1	1	1	1	1	-
Wastewater Sprayfield (*)	3	-	-	-	-	-	-	-	-	-	-	-	-	3	3
Zoo (*)	3	-	-	-	-	-	-	3	3	-	3	-	3	-	-
<b>HEALTH AND SOCIAL SERVICE FACILITY</b>															
Congregate Living Facility 11+	3	3	3	3	3	3	-	-	-	-	1	-	1	-	-
Congregate Living Facility up to 10 (*)	3	3	3	3	1	1	-	-	-	-	1	1	1	-	-
Group Homes (more than six), Convalescent and Nursing Homes (*)	-	-	3	2	1	1	-	-	-	-	3	3	-	-	-
Group Homes (six or fewer), Adult Family Home (*)	1	1	1	1	1	1	-	-	-	-	1	1	-	-	-
Halfway House (*)	-	-	-	2	-	-	-	-	-	-	3	3	-	-	-
Mission (*) (with Type (3) review, and development agreement—see definition)	-	-	-	-	-	-	-	-	-	-	2	2	-	2	-
Treatment Centers for Drug and Alcohol Rehabilitation	-	-	-	-	3	3	-	3	3	3	3	3	3	3	-

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Group Homes (six or fewer), Adult Family Home (*)	4	4	4	4	4	4	-	-	-	-	4	4	-	-	-
Treatment Centers for Drug and Alcohol Rehabilitation	-	-	-	-	3	3	-	3	3	-	3	3	3	3	-
Congregate Living Facility up to 10 (*)	3	3	3	3	4	4	-	-	-	-	4	4	4	-	-
Congregate Living Facility 11+	3	3	3	3	3	3	-	-	-	-	4	-	4	-	-
Halfway House (*)	-	-	-	2	-	-	-	-	-	-	3	3	-	-	-
Group Homes (more than six), Convalescent and Nursing Homes (*)	-	-	3	2	4	4	-	-	-	-	3	3	-	-	-
Mission (*) (with Type (3) review, and development agreement—see definition)	-	-	-	-	-	-	-	-	-	-	2	2	-	2	-
<b>MANUFACTURING</b>															
<u>Agricultural Product Support</u>	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1
<u>Aircraft Parts</u>	-	-	-	-	-	-	-	-	-	-	1	-	-	1	1
<u>Apparel and Accessories</u>	-	-	-	-	-	-	-	-	-	-	1	3	1	1	1
<u>Bakery Products (wholesale)</u>	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1
<u>Beverage Industry (*)</u>	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1
<u>Canning, Preserving and Packaging Fruits, Vegetables, and Other Foods</u>	-	-	-	-	-	-	-	-	-	-	2	-	-	1	1
<u>Cement and Concrete Plants</u>	-	-	-	-	-	-	-	-	-	-	2	-	-	3	1
<u>Chemicals (Industrial, Agricultural, Wood, etc.)</u>	-	-	-	-	-	-	-	-	-	-	2	-	-	3	1
<u>Concrete, Gypsum and Plaster Products</u>	-	-	-	-	-	-	-	-	-	-	1	-	-	1	1
<u>Confectionery and Related Products (wholesale)</u>	-	-	-	-	-	1	-	1	1	1	1	1	1	1	1
<u>Cutlery, Hand Tools and General Hardware</u>	-	-	-	-	-	-	-	-	-	-	1	-	-	3	1
<u>Drugs</u>	-	-	-	-	-	-	-	-	-	-	1	1	-	1	1
<u>Electrical Transmission and Distribution Equipment</u>	-	-	-	-	-	-	-	-	-	-	1	-	1	3	1
<u>Electronic Components and Accessories and Product Assembly</u>	-	-	-	-	-	-	-	-	-	-	1	1	1	3	1
<u>Engineering, Medical, Optical, Dental, Scientific Instruments and Product Assembly</u>	-	-	-	-	-	-	-	-	-	-	1	-	1	1	1
<u>Fabricated Structural Metal Products</u>	-	-	-	-	-	-	-	-	-	-	1	3	3	-	1
<u>Food Processing</u>	-	-	-	-	-	-	-	-	-	-	3	1	3	1	1
<u>Furniture</u>	-	-	-	-	-	-	-	-	-	-	1	-	3	1	1

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REVISED  
 OCT 1 2025  
 CITY OF WYOMING  
 CLERK OF COURTS

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
<u>Glass, Pottery, and Related Products and Assembly</u>	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1
<u>Grain Mill Products</u>	-	-	-	-	-	-	-	-	-	-	3	-	-	1	1
<u>Heating Apparatus Wood Stoves</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
<u>Leather Products</u>	-	-	-	-	-	-	-	-	-	-	-	3	1	1	1
<u>Leather Tanning and Finishing</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
<u>Machinery and Equipment</u>	-	-	-	-	-	-	-	-	-	1	1	-	-	1	1
<u>Marijuana Processing (**)</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
<u>Marijuana Research (**)</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
<u>Meat, Poultry and Dairy Products</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
<u>Paints, Varnishes, Lacquers, Enamels and Allied Products</u>	-	-	-	-	-	-	-	-	-	2	-	-	-	3	1
<u>Paperboard Containers and Boxes</u>	-	-	-	-	-	-	-	-	-	1	3	-	-	1	1
<u>Plastic Products and Assembly</u>	-	-	-	-	-	-	-	-	-	1	3	-	-	1	1
<u>Prefabricated Structural Wood Products and Containers</u>	-	-	-	-	-	-	-	-	-	1	-	-	-	1	1
<u>Printing Trade (service industries)</u>	-	-	-	-	-	1	-	1	1	1	1	1	2	1	1
<u>Printing, Publishing and Binding</u>	-	-	-	-	-	-	-	-	-	1	3	-	2	1	1
<u>Recycling Processing Center (*)</u>	-	-	-	-	-	-	-	-	-	-	-	3	-	1	1
<u>Rendering Plants, Slaughter Houses</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3
<u>Rubber Products</u>	-	-	-	-	-	-	-	-	-	1	-	-	-	1	1
<u>Sawmills and Planing Mills</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	3	1
<u>Sheet Metal and Welding Shops</u>	-	-	-	-	-	-	-	-	-	1	1	-	-	1	1
<u>Sign Manufacturing and Product Assembly (*)</u>	-	-	-	-	-	-	-	-	1	1	1	-	-	1	1
<u>Stone Products (includes finishing of monuments for retail sale)</u>	-	-	-	-	-	1	-	-	1	1	1	1	3	1	1
<u>Transportation Equipment, Including Trailers and Campers</u>	-	-	-	-	-	-	-	-	-	1	1	-	2	1	1
<u>Woodworking: Cabinets, Shelves, etc.</u>	-	-	-	-	-	-	-	-	3	1	1	1	2	1	1
<u>Agricultural Product Support</u>	-	-	-	-	-	-	-	-	-	4	4	4	4	4	4
<u>Aircraft Parts</u>	-	-	-	-	-	-	-	-	-	4	-	-	4	4	4
<u>Apparel and Accessories</u>	-	-	-	-	-	-	-	-	-	4	3	4	4	4	4
<u>Bakery Products (wholesale)</u>	-	-	-	-	-	-	4	4	4	4	4	4	4	4	4

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Beverage Industry (*)	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1
Canning, Preserving and Packaging Fruits, Vegetables, and Other Foods	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1
Cement and Concrete Plants	-	-	-	-	-	-	-	-	-	-	-	-	-	3	1
Chemicals (Industrial, Agricultural, Wood, etc.)	-	-	-	-	-	-	-	-	-	-	-	-	-	3	1
Concrete, Gypsum and Plaster Products	-	-	-	-	-	-	-	-	-	1	-	-	-	1	1
Confectionery and Related Products (wholesale)	-	-	-	-	1	-	1	1	-	1	1	1	1	1	1
Cutlery, Hand Tools and General Hardware	-	-	-	-	-	-	-	-	-	1	-	-	3	1	1
Drugs	-	-	-	-	-	-	-	-	-	1	1	-	1	1	1
Electrical Transmission and Distribution Equipment	-	-	-	-	-	-	-	-	-	1	-	1	3	1	1
Electronic Components and Accessories and Product Assembly	-	-	-	-	-	-	-	-	-	1	1	1	3	1	1
Engineering, Medical, Optical, Dental, Scientific Instruments and Product Assembly	-	-	-	-	-	-	-	-	-	1	-	1	1	1	1
Fabricated Structural Metal Products	-	-	-	-	-	-	-	-	-	1	3	3	-	1	1
Food Processing	-	-	-	-	-	-	-	-	-	-	3	1	3	1	1
Furniture	-	-	-	-	-	-	-	-	-	1	-	3	1	1	1
Glass, Pottery, and Related Products and Assembly	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1
Grain Mill Products	-	-	-	-	-	-	-	-	-	-	3	-	-	1	1
Heating Apparatus Wood Stoves	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Leather Products	-	-	-	-	-	-	-	-	-	-	-	3	1	1	1
Leather Tanning and Finishing	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Machinery and Equipment	-	-	-	-	-	-	-	-	-	1	1	-	-	1	1
Marijuana Processing (**)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Marijuana Research (**)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Meat, Poultry and Dairy Products	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Paints, Varnishes, Lacquers, Enamels and Allied Products	-	-	-	-	-	-	-	-	-	-	-	-	-	3	1
Paperboard Containers and Boxes	-	-	-	-	-	-	-	-	-	1	3	-	-	1	1
Plastic Products and Assembly	-	-	-	-	-	-	-	-	-	1	3	-	-	1	1
Prefabricated Structural Wood Products and Containers	-	-	-	-	-	-	-	-	-	1	-	-	-	1	1

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Printing, Publishing and Binding	-	-	-	-	-	-	-	-	-	4	3	-	2	4	4
Printing Trade (service industries)	-	-	-	-	-	4	-	4	4	-	4	4	2	4	4
Recycling Processing Center (*)	-	-	-	-	-	-	-	-	-	-	-	3	-	4	4
Rendering Plants, Slaughter Houses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3
Rubber Products	-	-	-	-	-	-	-	-	-	4	-	-	-	4	4
Sign Manufacturing and Product Assembly (*)	-	-	-	-	-	-	-	-	4	4	4	-	-	4	4
Sawmills and Planing Mills	-	-	-	-	-	-	-	-	-	-	-	-	-	3	4
Sheet Metal and Welding Shops	-	-	-	-	-	-	-	-	-	4	4	-	-	4	4
Stone Products (includes finishing of monuments for retail sale)	-	-	-	-	-	4	-	-	4	4	4	4	3	4	4
Transportation Equipment, Including Trailers and Campers	-	-	-	-	-	-	-	-	-	4	4	-	2	4	4
Woodworking: Cabinets, Shelves, etc.	-	-	-	-	-	-	-	-	3	4	4	4	2	4	4
<b>MINING/REFINING/OFF-SITE HAZARDOUS WASTE TREATMENT</b>															
Asphalt Paving and Roofing Materials, Rock Crushing	3	-	-	-	-	-	-	-	-	-	-	-	-	3	1
Mining Including Sand and Gravel Pits (*)	3	-	-	-	-	-	-	-	-	-	-	-	-	3	3
Off-Site Hazardous Waste Treatment and Storage Facilities (*)	-	-	-	-	-	-	-	-	-	-	-	-	-	3	3
Stockpiling of Earthen Materials (*)	3	3	3	3	1	1	1	1	1	1	1	1	1	1	1
Asphalt Paving and Roofing Materials, Rock Crushing	3	-	-	-	-	-	-	-	-	-	-	-	-	3	4
Mining Including Sand and Gravel Pits (*)	3	-	-	-	-	-	-	-	-	-	-	-	-	3	3
Stockpiling of Earthen Materials (*)	3	3	3	3	4	4	4	4	4	4	4	4	4	4	4
Off-Site Hazardous Waste Treatment and Storage Facilities (*)	-	-	-	-	-	-	-	-	-	-	-	-	-	3	3
<b>RESIDENTIAL</b>															
13+ DU/NRA	-	-	1	1	1	1	-	1	1	-	1	1	1	-	-
8—12 DU/NRA	-	-	1	1	1	1	-	1	1	-	1	1	1	-	-
Accessory Dwelling Unit (*) (See YMC 15.09.045)	1	1	1	1	1	1	1	1	1	-	1	-	1	1	-
Accessory Uses (*)	See YMC 15.04.060														
Attached Single-Family Dwelling, Common Wall (*)	1	1	1	1	3	3	1	1	1	-	1	-	1	-	-
Co-Living Housing (See RCW 36.70A.535)															

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GCC	CBD	RD	M-1	M-2
Converted Dwelling (*)	1	1	1	1	1	1	1	1	1	-	1	1	-	-	-
Cottage Housing (*) (See YMC 15.09.035)	-	1	1	1	1	1	-	1	1	-	1	-	1	-	-
Detached Single-Family Dwelling (*)	1	1	1	1	3	3	1	3	3	-	3	-	3	-	-
Detached Single-Family Dwelling (zero lot line) (*) (See YMC 15.09.040)	1	1	1	1	3	3	1	3	3	-	3	-	3	-	-
Existing or New Detached Single-Family Dwelling on Existing Lots of 8,000 Square Feet or Less	-	-	-	-	-	-	-	-	-	-	1	-	1	1	-
Middle Housing (*) (See RCW 36.70A.635)	1	1	1	1											
Mixed-Use Building	-	-	-	-	1	1	-	1	1	3	1	1	1	-	-
Mobile Home (*) or Manufactured Homes (*)	See YMC 15.04.160														
Mobile Home Communities (*)	3	-	-	2	-	-	-	-	-	-	3	-	-	-	-
Multifamily Development (*): 0—7 DU/NRA	-	1	1	1	1	1	-	1	1	-	1	1	1	-	-
Planned Development (*)	See YMC 15.28														
Retirement Homes (*)	1	1	3	1	3	-	-	-	-	-	1	1	-	-	-
Temporary Hardship Units (See YMC 15.04.140)	2	2	2	2	2	2	-	2	2	-	2	2	-	2	-
Tiny House Communities (*)	-	-	2	1	1	1	-	1	1	-	1	-	-	-	-
Two-Family Dwelling (Duplex) (*)	1	1	1	1	1	1	1	1	1	-	1	-	1	-	-
Accessory Uses (*)	See YMC 15.04.060														
Detached Single-Family Dwelling (*)	1	1	1	1	3	3	1	3	3	-	3	-	3	-	-
Accessory Dwelling Unit (*) (See YMC 15.09.045)	1	1	1	1	1	1	1	1	1	-	1	-	1	1	-
Existing or New Detached Single-Family Dwelling on Existing Lots of 8,000 Square Feet or Less	-	-	-	-	-	-	-	-	-	-	1	-	1	1	-
Detached Single-Family Dwelling (zero lot line) (*) (See YMC 15.09.040)	1	1	1	1	3	3	1	3	3	-	3	-	3	-	-
Attached Single-Family Dwelling, Common Wall (*)	1	1	1	1	3	3	1	1	1	-	1	-	1	-	-
Two-Family Dwelling (Duplex) (*)	1	1	1	1	1	1	1	1	1	-	1	-	1	-	-
Converted Dwelling (*)	1	1	1	1	1	1	1	1	1	-	1	1	-	-	-
Cottage Housing (*) (See YMC 15.09.035)	-	1	1	1	1	1	-	1	1	-	1	-	1	-	-
Multifamily Development (*): 0—7 DU/NRA	-	1	1	1	1	1	-	1	1	-	1	1	1	-	-
8—12 DU/NRA	-	-	1	1	1	1	-	1	1	-	1	1	1	-	-

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
13+ DU/NRA	-	-	1	1	1	1	-	1	1	-	1	1	1	-	-
Mixed-Use Building	-	-	-	-	1	1	-	1	1	-	1	1	1	-	-
Planned Development (*)	See YMC 15.28														
Mobile Home Communities (*)	3	-	-	2	-	-	-	-	-	-	3	-	-	-	-
Tiny House Communities (*)	-	-	2	1	1	1	-	1	1	-	1	-	-	-	-
Mobile Home (*) or Manufactured Homes (*)	See YMC 15.04.160														
Retirement Homes (*)	1	1	3	1	3	-	-	-	-	-	1	1	-	-	-
Temporary Hardship Units (See YMC 15.04.140)	2	2	2	2	2	2	-	2	2	-	2	2	-	2	-
<b>RETAIL TRADE, AND SERVICE</b>															
Adult Business Uses	See YMC 15.09.200														
Animal Clinic/Hospital/Veterinarian (*)	3	-	-	-	1	1	-	1	1	1	1	1	-	1	-
Auction House for Goods (*)	3	-	-	-	1	-	-	1	1	-	1	1	2	1	1
Auction House for Livestock (*)	3	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Automotive	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Automotive Dealer New and Used Sales	-	-	-	-	3	-	3	3	-	1	3	1	1	-	-
Automotive: Car Wash/Detailing	-	-	-	-	1	-	1	1	1	1	-	1	1	-	-
Bail Bonds	-	-	-	-	-	-	-	-	-	1	1	1	-	-	-
Beauty and Barber Shops	-	-	-	-	1	1	1	1	1	1	1	1	1	1	-
Boats and Marine Accessories	-	-	-	-	1	-	1	1	-	1	-	1	1	-	-
Butcher Shop	-	-	-	-	1	-	1	1	-	1	2	2	1	-	-
Commercial Services (*)	-	-	-	-	1	1	1	1	1	3	1	1	1	1	-
Communication Towers (*)	(See YMC Chapter 15.29)														
Convenience Store	-	-	-	-	1	1	1	1	1	1	1	1	1	1	-
Extended Stay Hotel/Motel*	-	-	-	-	-	-	-	1	1	1	1	3	3	-	-
Farm and Implements, Tools and Heavy Construction Equipment	-	-	-	-	-	-	-	-	-	1	2	-	3	1	1
Farm Supplies	-	-	-	-	-	-	-	1	1	1	1	-	1	1	-
Financial Institutions	-	-	-	-	1	1	-	1	1	1	1	1	1	-	-
Fuel Oil and Coal Distributors	-	-	-	-	-	-	-	-	-	1	1	-	-	1	1

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SC	LC	CC	AS	GC	CB	DR	M-1	M-2
<u>Furniture, Home Furnishings, Appliances</u>	-	-	-	-	-	1	-	1	1	1	1	1	1	1	-	-
<u>General Hardware, Garden Equipment, and Supplies</u>	-	-	-	-	-	2	1	1	1	1	1	1	1	1	1	-
<u>General Retail Sales (not otherwise regulated) (*)</u>	-	-	-	-	1	1	-	1	1	1	1	1	1	1	3	-
<u>Heating and Plumbing and Electrical Equipment Stores</u>	-	-	-	-	-	1	-	1	1	1	1	1	1	1	1	-
<u>Heavy Equipment Storage, Maintenance and Repair</u>	-	-	-	-	-	-	-	-	-	1	-	-	-	-	1	1
<u>Kennels (*)</u>	2	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2
<u>Laundries, Laundromats and Dry Cleaning Plants</u>	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	-
<u>Liquor Stores</u>	-	-	-	-	-	1	-	1	1	-	1	1	1	1	-	-
<u>Locksmiths and Gunsmiths</u>	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	-
<u>Lumber Yards</u>	-	-	-	-	-	-	-	1	1	1	1	1	-	-	1	1
<u>Maintenance and Repair Shops</u>	-	-	-	-	-	2	-	1	1	2	1	2	2	3	1	2
<u>Marijuana Retail (**)</u>	-	-	-	-	-	1	-	1	1	-	1	1	1	1	-	-
<u>Massage Therapy/Spa (*)</u>	-	-	-	-	-	1	1	1	1	1	1	1	1	1	-	-
<u>Mobile Vendor</u>	See YMC Ch. 5.57															
<u>Motels and Hotels</u>	-	-	-	-	-	-	-	1	1	1	1	1	1	1	-	-
<u>Night Clubs/Dance Establishments</u>	-	-	-	-	-	-	-	1	1	-	1	1	1	1	1	-
<u>Nursery (*)</u>	1	-	-	-	-	1	-	1	1	1	1	-	-	1	1	-
<u>Office Contractor Building and Trade (Plumbing, Heating, Electrical, and Painting)</u>	-	-	-	3	1	1	-	1	1	1	1	1	1	1	1	-
<u>Offices and Clinics</u>	-	-	-	3	1	1	-	1	1	1	1	1	1	1	1	-
<u>Outdoor Advertising (Billboards)</u>	See YMC 15.08.130															
<u>Paint and Body Repair Shops</u>	-	-	-	-	-	2	-	2	1	-	1	-	-	3	1	2
<u>Parking Lots and Garages</u>	-	-	-	-	-	1	1	-	1	1	1	1	1	1	1	-
<u>Parts and Accessories (tires, batteries, etc.)</u>	-	-	-	-	-	2	-	1	1	1	1	1	1	1	1	-
<u>Pet Day Care/Animal Training (*)</u>	1	-	-	-	-	1	-	1	1	1	1	-	-	1	1	-
<u>Radio/TV Studio</u>	3	-	-	-	-	1	1	-	1	-	1	1	-	1	-	-
<u>Recycling Drop-Off Center (*)</u>	-	-	-	-	-	1	-	1	1	-	1	1	1	1	1	-
<u>Rental: Auto, Truck, Trailer, Fleet Leasing Services with Storage</u>	-	-	-	-	-	3	1	-	-	1	1	1	1	1	1	1
<u>Rental: Heavy Equipment (except automotive) with Storage</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CB	DR	M-1	M-2
Rental: Heavy Equipment (except automotive) without Storage	-	-	-	-	-	-	-	-	-	-	1	1	3	1	1
Repairs: Reupholstery and Furniture	-	-	-	-	-	1	-	1	1	1	1	1	1	1	-
Repairs: Small Appliances, TVs, Business Machines, Watches, etc.	-	-	-	-	-	1	1	1	1	1	1	1	1	1	-
Repairs: Small Engine and Garden Equipment	-	-	-	-	-	1	1	1	1	1	1	1	-	1	-
Restaurant (*)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	-
Service Station (*)	-	-	-	-	-	1	-	1	1	1	1	1	1	1	-
Shooting Ranges (indoor)	-	-	-	-	-	-	-	3	3	-	3	3	-	1	-
Short Term Rental (*)	3	3	3	3	3	-	-	3	3	-	3	1	-	-	-
Signs, Printed, Painted or Carved	-	-	-	-	-	1	-	-	1	1	1	1	-	1	1
Taverns (*) and Bars	-	-	-	-	-	1	1	1	1	1	1	1	1	1	-
Technical Equipment Sales (*)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	-
Towing Services	-	-	-	-	-	-	-	-	-	1	3	-	3	1	1
Truck (Large), Manufactured Home and Travel Trailer Sales	-	-	-	-	-	-	-	-	-	-	1	-	3	1	-
Truck Service Stations and Shops	-	-	-	-	-	-	-	-	-	-	3	-	1	1	1
Waste Material Processing and Junk Handling (*)	-	-	-	-	-	-	-	-	-	-	-	-	-	3	1
Weekend Automobile and Recreational Vehicle (RV) Sales	-	-	-	-	-	-	-	-	1	-	1	-	1	-	-
Wrecking and Dismantling Yard (*) and Hulk Haulers (*)	-	-	-	-	-	-	-	-	-	-	-	-	-	3	1
Adult-Business Uses	See YMC 15.09.200														
Animal Clinic/Hospital/Veterinarian (*)	3	-	-	-	1	1	-	1	1	1	1	1	-	1	-
Auction House for Goods (*)	3	-	-	-	-	1	-	1	1	-	1	1	2	1	1
Auction House for Livestock (*)	3	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Automotive	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Automotive Dealer New and Used Sales	-	-	-	-	-	3	-	3	3	-	1	3	1	1	-
Weekend Automobile and Recreational Vehicle (RV) Sales	-	-	-	-	-	-	-	-	1	-	1	-	1	-	-
Automotive: Car Wash/Detailing	-	-	-	-	-	1	-	1	1	1	1	-	1	1	-
Parking Lots and Garages	-	-	-	-	1	1	-	1	1	1	1	1	1	1	-
Maintenance and Repair Shops	-	-	-	-	-	2	-	1	1	2	1	2	3	1	2
Paint and Body Repair Shops	-	-	-	-	-	2	-	2	1	-	1	-	3	1	2

Table 4-1. Permitted Land Uses

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 DEPARTMENT

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Parts and Accessories (tires, batteries, etc.)	-	-	-	-	-	2	-	1	1	1	1	1	1	1	-
Towing Services	-	-	-	-	-	-	-	-	-	1	3	-	3	1	1
Wrecking and Dismantling Yard (*) and Hulk Haulers (*)	-	-	-	-	-	-	-	-	-	-	-	-	-	3	1
Bail Bonds	-	-	-	-	-	-	-	-	-	-	1	1	1	-	-
Beauty and Barber Shops	-	-	-	-	1	1	1	1	1	1	1	1	1	1	-
Short Term Rental (*)	3	3	3	3	3	-	-	3	3	-	3	1	-	-	-
Boats and Marine Accessories	-	-	-	-	-	1	-	1	1	-	1	-	1	1	-
Butcher Shop	-	-	-	-	-	1	-	1	1	-	1	2	2	1	-
Commercial Services (*)	-	-	-	-	1	1	1	1	1	-	1	1	1	1	-
Communication Towers (*)	(See YMC Chapter 15.29)														
Convenience Store	-	-	-	-	-	1	1	1	1	1	1	1	1	1	-
Pet Day Care/Animal Training (*)	1	-	-	-	-	1	-	1	1	1	1	-	1	1	-
Farm and Implements, Tools and Heavy Construction Equipment	-	-	-	-	-	-	-	-	-	1	2	-	3	1	1
Farm Supplies	-	-	-	-	-	-	-	1	1	1	1	-	1	1	-
Financial Institutions	-	-	-	-	1	1	-	1	1	1	1	1	1	-	-
Fuel Oil and Coal Distributors	-	-	-	-	-	-	-	-	-	1	1	-	-	1	1
Furniture, Home Furnishings, Appliances	-	-	-	-	-	1	-	1	1	1	1	1	1	-	-
General Hardware, Garden Equipment, and Supplies	-	-	-	-	-	2	1	1	1	1	1	1	1	1	-
General Retail Sales (not otherwise regulated) (*)	-	-	-	-	1	1	-	1	1	1	1	1	1	3	-
Heating and Plumbing and Electrical Equipment Stores	-	-	-	-	-	1	-	1	1	1	1	1	1	1	-
Heavy Equipment Storage, Maintenance and Repair	-	-	-	-	-	-	-	-	-	1	-	-	-	1	1
Kennels (*)	2	-	-	-	-	-	-	-	-	-	-	-	-	2	2
Laundries, Laundromats and Dry-Cleaning Plants	-	-	-	-	-	1	1	1	1	1	1	1	1	1	-
Liquor Stores	-	-	-	-	-	1	-	1	1	-	1	1	1	-	-
Locksmiths and Gunsmiths	-	-	-	-	-	1	1	1	1	1	1	1	1	1	-
Lumber Yards	-	-	-	-	-	-	-	1	1	1	1	-	-	1	1
Marijuana Retail (**)	-	-	-	-	-	1	-	1	1	-	1	1	1	-	-
Massage Therapy/Spa (*)	-	-	-	-	1	1	1	1	1	1	1	1	1	-	-

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SC	LC	CA	GC	CB	RD	M-1	M-2
Mobile Vendor	See YMC Ch. 5-57														
Motels and Hotels	-	-	-	-	-	-	-	1	1	1	1	1	1	-	-
Extended Stay Hotel/Motel*	-	-	-	-	-	-	-	1	1	1	1	3	3	-	-
Night Clubs/Dance Establishments	-	-	-	-	-	-	-	1	1	-	1	1	1	1	-
Nursery (*)	1	-	-	-	1	-	1	1	1	1	-	1	1	-	-
Offices and Clinics	-	-	-	3	1	1	-	1	1	1	1	1	1	1	-
Office Contractor Building and Trade (Plumbing, Heating, Electrical, and Painting)	-	-	-	3	1	1	-	1	1	1	1	1	1	1	-
Outdoor Advertising (Billboards)	See YMC 15.08.130														
Radio/TV Studio	3	-	-	-	1	1	-	1	1	-	1	1	-	1	-
Recycling Drop-Off Center (*)	-	-	-	-	1	-	1	1	-	1	1	1	1	1	-
Rental: Auto, Truck, Trailer, Fleet Leasing Services with Storage	-	-	-	-	3	1	-	1	1	1	1	1	1	1	1
Rental: Heavy Equipment (except automotive) with Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Rental: Heavy Equipment (except automotive) without Storage	-	-	-	-	-	-	-	-	-	1	1	3	1	1	-
Repairs: Small Appliances, TVs, Business Machines, Watches, etc.	-	-	-	-	1	1	1	1	1	1	1	1	1	1	-
Repairs: Reupholstery and Furniture	-	-	-	-	1	-	1	1	1	1	1	1	1	1	-
Repairs: Small Engine and Garden Equipment	-	-	-	-	1	1	1	1	1	1	1	1	-	1	-
Restaurant (*)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	-
Service Station (*)	-	-	-	-	1	-	1	1	1	1	1	1	1	1	-
Shooting Ranges (indoor)	-	-	-	-	-	-	3	3	-	3	3	-	1	-	-
Signs, Printed, Painted or Carved	-	-	-	-	1	-	-	1	1	1	1	1	-	1	1
Taverns (*) and Bars	-	-	-	-	1	1	1	1	1	1	1	1	1	1	-
Technical Equipment Sales (*)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	-
Truck Service Stations and Shops	-	-	-	-	-	-	-	-	-	3	-	1	1	1	-
Truck (Large), Manufactured Home and Travel Trailer Sales	-	-	-	-	-	-	-	-	-	1	-	3	1	-	-
Waste Material Processing and Junk Handling (*)	-	-	-	-	-	-	-	-	-	-	-	-	3	1	-
<b>TRANSPORTATION</b>															

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2	
<u>Air, Rail, Truck Terminals (for short-term storage, office, etc.)</u>	-	-	-	-	-	-	-	-	-	1	-	1	-	1	1	
<u>Airport Landing Field</u>	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	
<u>Airport Operations (*)</u>	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	
<u>Bus Storage and Maintenance Facilities</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	
<u>Bus Terminals</u>	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	
<u>Contract Truck Hauling, Rental of Trucks with Drivers</u>	-	-	-	-	-	-	-	-	-	-	1	-	-	1	1	
<u>Railroad Switch Yards, Maintenance and Repair Facilities, etc.</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	
<u>Taxicab Terminals, Maintenance and Dispatching Centers, etc.</u>	-	-	-	-	-	-	-	-	3	-	3	-	-	1	-	
<u>Transportation Brokerage (*) Offices, with Truck Parking</u>	-	-	-	-	-	-	-	-	1	-	1	-	-	1	1	
<u>Bus Terminals</u>	-	-	-	-	-	-	-	-	4	4	4	4	4	4	4	
<u>Bus Storage and Maintenance Facilities</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	4	4	
<u>Transportation Brokerage (*) Offices, with Truck Parking</u>	-	-	-	-	-	-	-	-	4	-	4	-	-	4	4	
<u>Contract Truck Hauling, Rental of Trucks with Drivers</u>	-	-	-	-	-	-	-	-	-	-	4	-	-	4	4	
<u>Air, Rail, Truck Terminals (for short-term storage, office, etc.)</u>	-	-	-	-	-	-	-	-	-	4	-	4	-	4	4	
<u>Railroad Switch Yards, Maintenance and Repair Facilities, etc.</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	4	4	
<u>Taxicab Terminals, Maintenance and Dispatching Centers, etc.</u>	-	-	-	-	-	-	-	-	3	-	3	-	-	4	-	
<u>Airport Landing Field</u>	-	-	-	-	-	-	-	-	-	4	-	-	-	-	-	
<u>Airport Operations (*)</u>	-	-	-	-	-	-	-	-	-	4	-	-	-	-	-	
<b>UTILITIES</b>																
<u>Power Generating Facilities</u>														3	1	1
<u>Utility Services (substations, etc.)</u>	3	3	3	3	3	3		3	3		3				1	1
<b>WHOLESALE TRADE—STORAGE</b>																
<u>Parking Lots and Garages</u>	-	-	-	-	1	1	-	1	1	1	1	1	1	1	1	-
<u>Residential Mini-Storage (*)</u>	-	-	-	3	-	3	-	-	-	1	3	-	3	1	1	
<u>Residential Mini-Storage, Outdoor (*)</u>	-	-	-	3	-	3	-	-	-	1	3	-	-	1	1	
<u>Storage Facilities, Bulk (*)</u>	-	-	-	-	-	-	-	-	-	1	2	-	-	1	1	
<u>Storage Facilities, Commercial (*)</u>	-	-	-	-	-	-	-	-	3	1	3	-	3	1	1	
<u>Storage Facility, Commercial Outdoor (*)</u>	-	-	-	-	-	-	-	-	3	1	3	-	-	1	1	

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Warehouses (*)	-	-	-	-	-	-	-	-	3	1	2	2	-	1	1
Wholesale Trade (*)	-	-	-	-	-	-	-	-	2	1	1	2	-	1	1
Warehouses (*)	-	-	-	-	-	-	-	-	3	4	2	2	-	4	4
Wholesale Trade (*)	-	-	-	-	-	-	-	-	2	4	4	2	-	4	4
Storage Facilities, Bulk (*)	-	-	-	-	-	-	-	-	-	4	2	-	-	4	4
Storage Facilities, Commercial (*)	-	-	-	-	-	-	-	-	3	4	3	-	3	4	4
Storage Facility, Commercial Outdoor (*)	-	-	-	-	-	-	-	-	3	4	3	-	-	4	4
Residential Mini-Storage (*)	-	-	-	3	-	3	-	-	-	4	3	-	3	4	4
Residential Mini-Storage, Outdoor (*)	-	-	-	3	-	3	-	-	-	4	3	-	-	4	4
Parking Lots and Garages	-	-	-	-	4	4	-	4	4	4	4	4	4	4	-

\* Refers to a definition in YMC Chapter 15.02.  
 \*\* See YMC 15.09.220 for general development requirements for marijuana uses.  
 X = Not Permitted  
 1 = Class (1) Permitted Use  
 2 = Class (2) Requires an Administrative Review by the Administrative Official  
 3 = Class (3) Requires a Public Hearing by the Hearing Examiner

### 15.04.080 Drive-through facilities.

A. Review Required. Any ~~commercial~~ use having a drive-through service window or booth shall require one higher level of review than shown in Table 4-1, except:

1. Those noted as a Class (3) use requiring a Type (3) review shall remain a Type (3) review;
2. Financial institutions; and
3. Properties that do not abut residential zones.

B. Purpose. Such review is required in recognition of the potential impacts of drive-through uses on adjoining residential uses and the transportation system.

C. Elements of Review. Review is intended to modify or mitigate negative impacts upon adjoining residential uses and the transportation system. The review of a drive-through facility shall include consideration of impacts from the following: noise from the drive-through speaker

and/or car radio, glare from vehicle headlights and exterior lighting fixtures, fumes to residential uses, and impacts to transportation traffic flow and carrying capacity of the arterial street system. The proposed site will require an on-site interior parking circulation plan as defined by YMC [15.06.030](#) and [15.06.080](#).

D. Definition. For purposes of this section, "drive-through" facilities means a window or station for providing service to customers who remain in their vehicle to conduct a business transaction, excluding gas stations and car washes.

E. Drive-through facilities shall be designed in accordance with YMC 15.06.135.

### **15.06.010 Purpose.**

The following parking standards are intended to establish adequate off-street parking, ~~reduce~~ encourage on-street parking, increase traffic safety, maintain smooth traffic flow, and reduce the visual impact of parking lots.

### **15.06.030 General provisions.**

A. The off-street parking and loading facilities required by this chapter shall be established prior to any change in the use of land or structures and/or prior to the occupancy of any new or enlarged structure.

B. Required off-street parking spaces shall provide vehicle parking only for residents, customers, patrons, and employees. Required parking shall not be used for the storage of vehicles or materials; the parking of company or business vehicles used in conducting the business; or for the sale, repair or servicing of any vehicle.

C. Any area once designated for required off-street parking shall not be used for any other purpose unless and until equal facilities are provided elsewhere and a site plan has been approved to reflect the change, or the primary use of the property is changed to a use requiring less off-street parking.

~~D. The required front yard in the R-3 district shall not be used for off-street parking for four or more cars unless the three-foot strip nearest the front property line is landscaped and a two-foot-high concrete, masonry, or decorative block wall, wood fence, or solid landscaping screen is provided. (For corner lots see YMC [15.05.040](#).)~~

E. A parking circulation plan is required for parking lots and the associated vehicular travel ways for multifamily and nonresidential uses that have five or more required off-street parking spaces. The required off-street parking shall be designed in a manner that eliminates a need for backing and maneuvering from or onto streets, sidewalks, pedestrian ways, or bikeways in

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order to exit a property or maneuver out of parking spaces. Furthermore, the parking lot and associated travel ways shall be designed in a manner that provides for safe and adequate traffic flow.

- 1. Loading spaces and truck maneuvering areas shall be included in the parking circulation plan.
- 2. Drive-through lanes and related facilities shall be clearly shown on the parking circulation plan.
- 3. Driveway locations and specifications shall be shown on the parking circulation plan and are subject to review for safety and traffic flow. The location of the driveways shall conform to YMC [15.06.065](#).
- 4. The parking circulation plan is a site plan requirement. Recommendations regarding adequate circulation may be received from the traffic engineering staff, city engineering staff, fire department, and other reviewing agencies. Additional mitigation or redesign may be required if the proposed circulation pattern creates safety conflicts.

### 15.06.035 Electric vehicle charging stations.

A. Electric vehicle charging stations, as defined by RCW [36.70A.695\(5\)](#), or as amended, shall be allowed as follows, except for on resource lands or in critical areas:

- 1. An accessory use to an approved principal use in ~~the B-1, B-2, HB, SCC, LCC, CBD, GC, M-1, M-2, RD, and AS~~ zoning districts.
- 2. As a right-of-way use permit **in public parking lots and/or when located within** on-street public parking areas.

### 15.06.040 Off-street parking standards.

A. Table of Required Off-Street Parking. The parking standards in Table 6-1, Table of Off-Street Parking Standards, are established as the parking standards for the uses indicated. ~~These parking requirements are based on gross floor area.~~ "Gross floor area" means the total square footage of all floors in a structure as measured from the interior surface of each exterior wall of the structure and including halls, lobbies, enclosed porches and fully enclosed recreation areas and balconies, but excluding stairways, elevator shafts, attic space, mechanical rooms, storage areas, restrooms, uncovered steps and fire escapes, private garages, carports and off-street parking and loading spaces. ~~Storage areas are included in gross floor area. However, the required off-street parking for storage areas shall be calculated at the rate of one space per five hundred square feet rather than the specific parking standard established in Table 6-1; except when the parking standard for the principal use would require fewer parking spaces (i.e., one~~

space per six hundred square feet). All required off-street parking shall be subject to the procedures of this title and the standards of this section.

B. Uses Not Specified. Off-street parking requirements for uses not specifically listed in Table 6-1 shall be determined by the reviewing official based upon the requirement for similar uses.

C. ~~Downtown Business District Exemptions from Table 6-1. The downtown business district of Yakima, as shown in Figure 6-1 and hereby adopted as a part of this chapter, following shall be exempt from the provisions of this chapter as they their uses relate to the number of parking spaces required, except that this exemption shall not apply to property that is used for residential purposes; and further provided, that all the other requirements of this chapter shall apply to any parking provided by the applicant.;~~

~~1. Development within the downtown business district of Yakima, as shown in Figure 6-1 and hereby adopted as a part of this chapter.~~

~~2. Dwelling units under 1,200 sq. ft.~~

~~3. Commercial spaces under 3,000 sq. ft.~~

~~4. Affordable or low-income housing, as defined by RCW 36.70A.030. At the time of land use application submittal, the applicant must submit documentation demonstrating that the housing units will be used for the intended population for a minimum of ten years. Such documentation may include, but is not limited to, an application form submitted to receive subsidy from the city or state. Upon a change in occupancy from subsidized housing to another use, the minimum number of required off-street parking spaces is as required for the new use.~~

~~5. Ground level nonresidential spaces in mixed-use buildings.~~

~~6. A building undergoing a change of use if the footprint of the building is not being expanded.~~

D. ~~Subsidized Low-Income Housing Parking.~~

~~1. At the time of land use application submittal, the applicant must submit documentation demonstrating that the housing units will be used for the intended population for a minimum of ten years. Such documentation may include, but is not limited to, an application form submitted to receive subsidy from the city or state.~~

~~2. Upon a change in occupancy from subsidized housing to another use, the minimum number of required off-street parking spaces is as required for the new use.~~

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Table 6-1. Table of Off-Street Parking Standards

LAND USE	PARKING STANDARDS
	1 space for each <del>300-500 square feet</del> sq. ft. of gross floor area for packing and processing areas; or 2 spaces for the first 1,000 sq. ft. of gross floor area, plus 1 space for each additional 5,000 sq. ft. for CA storage, warehouse, and refrigeration areas, whichever is deemed more appropriate by the reviewing official
AMUSEMENT AND RECREATION	
Game rooms, card rooms, electronic game rooms	1 space for each <del>playing table, for every 3 seats or every 3 machines, whichever is greater</del> 500 sq. ft. of gross floor area
Horse racing tracks, speedways, grandstands	1 space for each 3 fixed seats or 54" of bench seating
Bowling alleys	<del>5 spaces for each lane</del> 1 space for each 500 sq. ft. of gross floor area
Gymnasiums, exercise facilities	1 space for each <del>200-500</del> sq. ft. of gross floor area
Parks (public or private)	10 spaces per acre for passive recreation; 20 spaces per field for active recreation; <del>None if less than 1 acre in size</del>
Roller and/or ice skating rink	1 space for each <del>150-500</del> sq. ft. of skating surface area
Swimming pools	1 space for each 500 sq. ft. of water surface area
Movie theatres	1 space for each 4 seats
Golf courses	5 spaces per green and 1 space per <del>300-500</del> sq. ft. of gross floor area
Golf driving ranges	1 space per tee or 1 space per 15 feet of driving line, whichever is greatest
Auditoriums, exhibition halls, community centers, fraternal organization	1 space for each 100 sq. ft. of gross floor area
COMMUNITY SERVICES	
Churches, synagogues, temples, and funeral homes	1 space for each <del>3 fixed seats (or 54" of bench-type seating)</del> 100 sq. ft. of gross floor area 1 space for each 40 sq. ft. of general reception/gathering area
Community gardens* (accessory to an approved principal use) (See YMC <a href="#">15.04.060(G)</a> )	None
Community gardens* (with planting area of 0.25 acre or less)	None

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Table 6-1. Table of Off-Street Parking Standards

LAND USE	PARKING STANDARDS
Community gardens* (with planting area of more than 0.25 acre and up to 0.5 acre)	2 spaces
Community gardens* (with planting area of more than 0.5 acre up to 1 acre)	4 spaces
Convalescent, nursing and group homes	1 space for each <del>2-beds</del> 1,000 sq. ft. of gross floor area
Fire and police stations	1 space for each 200-500 sq. ft. of gross floor area
<del>Halfway houses (Correctional facilities detention centers)</del>	1 space for each 2 beds
Hospitals	1.5 spaces for each bed 1 space for each <del>500</del> 1,000 sq. ft. of gross floor area
Schools: Primary, elementary, <del>junior, senior</del> <del>Junior, senior</del>	3 spaces for each classroom, or 1 space for each 3 seats (54" bench-type seating) in the assembly area, whichever is greater  <del>Same as primary/elementary and 1 space for each 4 students over 16 years-old</del>
Junior or community colleges	1 space for each 400-500 sq. ft. of gross floor area
<del>Juvenile detention centers</del>	<del>1.5 spaces for each bed</del>
Libraries	1 space for each 400-500 sq. ft. of gross floor area
Museums, art galleries	1 space for each 100-250-500 sq. ft. of gross floor area
Preschools, day care centers	<del>1 space for each employee plus 1 space for each 6 children</del> None
Vocational and business schools	1 space for each 400-500 sq. ft. of gross floor area
MANUFACTURING (MASS PRODUCTION)	
All uses listed under manufacturing in Table 4-1	1 space for each <del>employee per maximum shift</del> 500 sq. ft. of gross floor area
RESIDENTIAL	
Accessory dwelling units	<del>1 space</del> None
Single-family dwelling, manufactured home, mobile home	<del>2</del> 1 spaces
Two-family dwellings	<del>4</del> 2 spaces
Tiny house, tiny house with wheels, recreational vehicle	1 space

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Table 6-1. Table of Off-Street Parking Standards

LAND USE	PARKING STANDARDS
Multifamily development <i>Less than 10</i> <i>10 or more units</i>	<i>0.5 spaces (none in CBD) per dwelling unit</i> <i>2 spaces (1.5 in CBD) per dwelling</i> <i>1.5 (1 in CBD) spaces per dwelling</i>
Retirement homes	<i>1 space for each dwelling unit</i> None
<i>Subsidized low-income housing (see YMC 15.06.040(D))</i>	<i>0.5 spaces per dwelling</i>
<b>RETAIL TRADE AND SERVICES</b>	
Automobile and truck, manufactured homes, travel trailer sales	1 space for each 500 sq. ft. of showroom and 1 space for each 1,000 sq. ft. of retail sales floor area
Automotive: Automobile maintenance and service shops	<i>2 spaces per service area including work bays</i> 1 space for each 500 sq. ft. of gross floor area
Car wash	<i>6 spaces per wash bay</i> 1 space for each 500 sq. ft. of gross floor area
Car wash, self-service	1 space for each 1,000 sq. ft. of gross floor area
Paint and body repair	<i>2 spaces per service area including work bays</i> 1 space for each 500 sq. ft. of gross floor area
Specialized repair shops (battery, radiator, etc.)	<i>2 spaces per service area including work bays</i> 1 space for each 500 sq. ft. of gross floor area
Wrecking and dismantling yards	1 space for each 500 sq. ft. of gross floor area
Beauty and barber shops	1 space for each <i>400-500</i> sq. ft. of gross floor area
Short term rental	1 space for each guest room
Building and contractors	1 space for each 800 sq. ft. of gross floor area
<b>Congregate living facility</b>	1 space for every 2 beds
<i>Drug stores</i>	<i>1 space for each 200 sq. ft. of gross floor area</i>
<i>Employment agencies (private)</i>	<i>1 space for each 200 sq. ft. of gross floor area</i>
Espresso/coffee stand with or without drive-through	1 space for each <i>50-500</i> sq. ft. of gross floor area, including outside seating, <i>and one space for each employee</i>
Farm supplies	1 space for each 800 sq. ft. of gross floor area
<i>Florists</i>	<i>1 space for each 500 sq. ft. of gross floor area</i>
Financial institutions	1 space for each <i>200-500</i> sq. ft. of gross floor area
Furniture, home furnishings, appliances	1 space for each 800 sq. ft. of gross floor area

Table 6-1. Table of Off-Street Parking Standards

LAND USE	PARKING STANDARDS
Heating and plumbing equipment stores	1 space for each <del>400-500</del> sq. ft. of gross floor area
Home occupations	See YMC <a href="#">15.04.120(J)</a>
<del>Insurance agents, brokers and service agencies</del>	<del>1 space for each 200 sq. ft. of gross floor area</del>
Lumber yards	1 space for each 800 sq. ft. of gross floor area of structure and covered storage area
Nurseries	1 space for each <del>400-500</del> sq. ft. of <del>G.F.A. gross floor area</del> of structure and permanent outside display and sales area
<del>Medical and dental laboratories, offices</del> Offices, and clinics	1 space for each <del>200-500</del> sq. ft. of gross floor area
Motels and hotels	1.2 spaces for each guest room
Multiple use centers (3 or more uses with shared parking)	
<del>—having less than 25,000 sq. ft. of gross floor area</del>	1 space for each <del>300-500</del> sq. ft. of gross floor area
<del>—having 25,001—400,000 sq. ft. of gross floor area</del>	<del>1 space for each 400 sq. ft. of gross floor area</del>
<del>—having 400,001—600,000 sq. ft. of gross floor area</del>	<del>1 space for each 500 sq. ft. of gross floor area</del>
<del>—having 600,001+ sq. ft. of gross floor area</del>	<del>1 space for each 600 sq. ft. of gross floor area</del>
Paint, glass, and wallpaper stores	1 space for each 400 sq. ft. of gross floor area
Professional office building for use by accountants, attorneys, etc.	1 space for each 200 sq. ft. of gross floor area
Real estate offices	1 space for each 200 sq. ft. of gross floor area
Restaurant, cafe, and drive-in eating facilities	1 space for each <del>50-500</del> sq. ft. of indoor <del>and outdoor</del> public floor area, and 1 space for each 200 sq. ft. of outdoor public eating area
<del>General Retail establishments in Table 4-1 but not listed in this table</del>	
<del>—less than 25,000 sq. ft. of gross floor area</del>	1 space for each <del>300-500</del> sq. ft. of gross floor area
<del>—25,001—400,000 sq. ft. of gross floor area</del>	<del>1 space for each 400 sq. ft. of gross floor area</del>

Table 6-1. Table of Off-Street Parking Standards

LAND USE	PARKING STANDARDS
—400,001—600,000 sq. ft. of gross floor area	1 space for each 500 sq. ft. of gross floor area
—600,001+ sq. ft. of gross floor area	1 space for each 600 sq. ft. of gross floor area
Service stations	2-1 spaces for each 500 sq. ft. of working/service area, including bays
Taverns and bars, dine, drink, and dance establishments	1 space for each 75-500 sq. ft. of gross floor area
Waste material processing and junk handling	1 space for each 500 sq. ft. of gross floor area
TRANSPORTATION	
Bus terminals, storage and maintenance facilities	1 space for each 300-500 sq. ft. of gross floor area
Air, rail and truck terminals	1 space for each 300-500 sq. ft. of gross floor area
Taxicab terminals, maintenance and dispatching centers	1 space for each 300-500 sq. ft. of gross floor area
UTILITIES	
Utility services	1 space for each 800 sq. ft. of gross floor area
WHOLESALE TRADE	
Wholesale trade warehouses	1 space for each employee based on the maximum working at any given shift; or 1 space for each 300-500 square feet of gross floor area for packing and processing areas; 2 spaces for the first 1,000 sq. ft. of gross floor area, plus 1 space for each additional 5,000 sq. ft. for CA storage, warehouse, and refrigeration areas; whichever is deemed more appropriate by the reviewing official
Residential mini-storage	1 space for each 300-500 sq. ft. of gross floor area of office space
<p><b>How to Use Table 6-1:</b></p> <ol style="list-style-type: none"> <li>1. Calculate the gross floor area for the structure. (See YMC 15.06.040 to determine gross floor area.)</li> <li>2. Determine the amount of gross floor area used for storage rooms.</li> <li>3. Required off-street parking for storage is one space per 500 square feet.</li> <li>4. Find the proposed use in Table 6-1.</li> </ol>	

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Table 6-1. Table of Off-Street Parking Standards

LAND USE	PARKING STANDARDS
<p><b>Example:</b></p> <p>— The gross floor area of the structure is 3,000 sq. ft. 1,000 sq. ft. of the structure is used for storage. The parking standard for storage rooms is one space per 500 sq. ft. (YMC 15.06.040). <math>1,000 \div 500 = 2</math> off-street parking spaces for the storage area.</p> <p>— The proposed use is a shoe shop. According to Table 6-1, shoe shops require one off-street parking space for each 300 sq. ft. of gross floor area. <math>2,000 \div 300 = 6.6</math> or seven spaces, since fractions of parking spaces are rounded up (YMC 15.06.050(A)).</p> <p>— The total required off-street parking of this use is: 2 spaces (for storage area) + 7 spaces (for the rest of the gross area) = 9 spaces.</p>	

### 15.06.070 Schedule of minimum parking dimensions.

Driveways and parking stalls shall conform to Table 6-2, which is hereby adopted as the schedule of minimum parking dimensions. (Refer to diagram below. All dimensions are based on a basic nine-foot-by-nineteen-foot stall.)

Table 6-2. Standard Parking Lot Dimensions

PARKING ANGLE ALONG CURB	STALL WIDTH	CURB LENGTH PER CAR	STALL DEPTH	MINIMUM DRIVEWAY WIDTH'	LOT WIDTH: 1 ROW + 1 DRIVEWAY PER CAR	SQ. FT.	LOT WIDTH: 2 ROWS + 1 DRIVEWAY PER CAR	SQ. FT.	LOT WIDTH: 3 ROWS + 2 DRIVEWAYS PER CAR	SQ. FT.	LOT WIDTH: 4 ROWS + 2 DRIVEWAYS PER CAR	SQ. FT.
0°	8'	23'	8'	12'	20'	460	28'	322	48'	368	56'	322
30°	9'	18'	17'3"	11'	28'4"	510	45'6"	411	66'2"	397	83'6"	376
45°	9'	12'7"	19'8"	13'	32'10"	420	52'5"	336	79'0"	376	98'10"	315
60°	9'	10'4"	21'0"	18'	39'0"	407	60'	313	95'0"	330	116'0"	305
90°	9'	9'	19'	24'	43'	387	62'	279	105'	315	124'	279

1. 1. Ninety-degree parking permits two-way driveway travel. If the angle is less than ninety degrees driveway travel shall be one-way, or the driveway width shall be increased to 24 feet.

2. Residential parking shall have minimum dimensions of eight feet by twenty feet for any parking angle, or a minimum equivalent area of 160 square feet with a minimum width of eight feet.

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### 15.06.090 Required landscaping of parking areas.

A. The standard for landscaping of parking and vehicle storage lots with five or more spaces shall be ten percent of the total parking area. This landscaping area may be included to satisfy the lot coverage (impermeable surface) requirements of Table 5-1.

B. The planting area standard, where required, shall be a minimum of twenty-four square feet with the exception of raised planter boxes around buildings.

C. A standard of one tree from an approved list shall be planted for every fifteen ~~single-row parking stalls or every thirty double-row parking stalls within the~~for parking and vehicle storage lots with five or more spaces.

D. Landscaping may consist of a combination of trees, shrubs, and groundcover with careful consideration to eventual size and spread, susceptibility to disease and pests, durability, and adaptability to existing soil and climatic conditions.

E. Landscaping shall be located within the parking area, such as in between parking spaces or in parking "islands," or around the perimeter of the parking lot.

F. Every parking area for a nonresidential use that abuts property in any residential district shall be separated from such property by a solid wall, view-obscuring fence, landscaped berm, or compact evergreen hedge at least six feet in height. The administrative official may increase the height, depth, and content of said screening as necessary to adequately protect adjacent single-family residential development. The screening shall be provided and maintained along the property line of such lot.

### 15.06.110 Construction and maintenance.

All off-street parking lots, driveways, travel ways, parking aisles, vehicle storage, and vehicle sales lots having a capacity of three or more vehicles shall be constructed in the following manner:

A. A.—Surfacing. Paved with two-inch-thick asphaltic surfacing on an aggregate base, or an equivalent surfacing acceptable to the administrative official, so as to eliminate dust or mud. Pervious asphalt or concrete materials are encouraged. If the parking space has a curb stop, the area beyond the curb stop may be landscaped in order to meet landscaping and/or lot coverage requirements.

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B. Residential Surfacing. Parking spaces may consist of grass block pavers.

**BC.** Grading and Drainage. Graded and drained so all surface water is disposed of on site. Grading and drainage facilities shall be designed according to accepted engineering standards and the Eastern Washington Stormwater Manual, which will require review by the city engineer or a designee.

**CD.** Border Barricades. Any parking, vehicle storage, or motor vehicle sales area abutting the street property line shall provide a concrete curb at least six inches in height and located at least two feet from the street property line. The curb shall be securely anchored. No curb shall be required across any driveway or entrance to the parking area, or if the parking lot is separated from the street by a fence or hedge.

**DE.** Markings. All parking spaces (except motor vehicles sales areas) shall be marked by durable painted lines at least four inches wide and extending the length of the stall or by curbs or other means approved by the administrative official to indicate individual parking stalls. Signs or markers located on the parking lot surface shall be used as necessary to ensure safe and efficient use of the parking lot. In addition, when required, all accessible parking spaces shall be marked and signed in compliance with the currently adopted International Building Code.

**F.** The owner or lessee of a required parking area shall maintain the paved surface, drainage facilities, landscaping, and irrigation facilities in conformance with the standards of this chapter and the approved site plan.

**15.06.135 Drive-through standards.**

Any use having a drive-through service window or booth shall comply with the following standards:

**A. Drive-Through Dimensions.** The drive-through shall be of adequate length to prevent vehicles from backing up into the right-of-way or cause conflicts with off-street circulation and parking. Each drive-through lane shall have the minimum dimensions of twelve feet in width and one hundred twenty feet in length, measured from each entrance of the drive-through lane to the midpoint of the first service window or booth.

**B. Drive-Through Location.** The drive-through lane shall not serve as sole access to off-street customer parking, except for additional spaces intended to serve drive-through customers located beyond the last service window or booth.

**15.06.140 Nonconforming parking.**

A. Any use which, on the effective date of the ordinance codified in this section or any amendments hereto, is nonconforming in terms of required off-street parking facilities may continue in the same manner as if they were conforming; however, the number of existing off-street parking spaces shall not be reduced.

B. When an existing structure with nonconforming parking is expanded and additional parking is required, the additional parking spaces shall be provided in accordance with the provisions of this chapter; however, the number of additional spaces shall be computed only to the extent of the enlargement, regardless of whether or not the number of previously existing spaces satisfies the requirements of this chapter.

C. When the use of an existing lot or structure with nonconforming parking is changed to another use listed in Table 4-1, the ~~nonconformity existing parking shall cease and the new use shall provide all the required off-street parking in accordance with the provisions of this chapter suffice. However, this requirement may be waived by the administrative official for existing buildings and/or lots within the B-1, CBD or GC zoning districts, containing insufficient area to provide parking, provided the following factors are taken into consideration:~~

- ~~1.—New use has similar parking requirements to the previously approved use;~~
- ~~2.—The availability of on-street parking;~~
- ~~3.—The availability of nearby off-street parking or other opportunities to conform to the parking standard, such as a shared parking agreement; and~~
- ~~4.—Location of the business in proximity to the downtown business district exempt area (YMC 15.06.040(C)).~~

## **15.09.025 Mixed-use buildings.**

A. Purpose and Intent.

1. To provide a streamlined process for new development or redevelopment projects that include a mixture of high density residential along with complementary retail, commercial, or professional uses at a scale that is compatible with the surrounding neighborhood.

B. Level of Review—Mixed-Use Building.

1. A new or redeveloped mixed-use building is a Class (1) permitted use, requiring Type (1) review, in applicable zones and is determined to be the appropriate level of review for any combination of Class (1) and Class (2) uses listed in those zones.

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2. Any combination of uses which includes a Class (3) permitted use shall undergo Type (2) review.
3. The mixed-use building/development shall not contain any use which is otherwise not permitted in the zone.
4. A new mixed-use building that does not meet the layout requirement of subsection (D)(1) of this section shall undergo Type (2) review or be reviewed based upon its particular uses as listed in Table 4-1, whichever is higher.
5. A new mixed-use building located in the downtown business district shall also comply with YMC [15.09.026](#).

C. Prohibited Uses. The following uses are prohibited in a mixed-use building/development project:

1. All wholesale trade—Storage uses.
2. All transportation uses.
3. All utilities uses.
4. All automotive ~~sales, maintenance and repair, carwash/detailing, paint and body, parts and accessories, and towing~~ uses.
5. Boats and marine accessories.
6. Farm and implements, tools and heavy construction equipment.
7. Farm supplies.
8. Fuel oil and coal distributors.
9. Lumber yards.
10. Nurseries.
11. All rental uses.
12. Repairs: reupholstery and furniture.
13. Repairs: small engine and garden equipment.
14. ~~Service stations.~~

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~~15. Truck service stations and shops.~~

D. Development Standards.

1. Layout. A mixed-use building should not have any residential dwelling units located on the ground floor, whenever feasible. A minimum of fifty percent of the total floor area shall be residential dwelling units, and at least sixty percent of the ground floor shall be dedicated for community facility or commercial use.

2. Height Bonus. In the B-1, B-2, and SCC zoning districts, the maximum height of the building (YMC [15.05.030](#), Table 5-1) may be increased to fifty feet if all of the following are met:

- a. The majority of the additional building height is used to increase the number of dwelling units;
- b. The additional building height is necessary to accommodate on-site parking requirements;
- c. Additional on-site landscaping is provided equaling fifteen percent of the parking area, at a minimum.

E. Design Standards.

1. Entrances. Primary pedestrian entrances to the building shall face the street frontage or face common open space which is oriented toward the street.

2. Transparency.

a. There shall be windows on all sides of the building facing streets and pedestrian ways.

b. Within the downtown business district, the ground floor of a mixed-use building shall contain transparency for the majority of the wall between three and twelve feet above ground level, including both doors and windows, as measured along street but excluding alleys. Ground floor transparency shall be visually distinct from the above floors by not repeating the exact dimensions and placement of windows.

## 15.11.020 Application requirements.

All applications shall comply with the following requirements:

A. Applications shall be [submitted either online or](#) in writing on forms provided by the department;

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B. Each submitted land use application shall be completed in its entirety, and contain all narratives, supplemental narratives, site plans, or other required attachments as specified by the pertinent application. For all planning applications, the application shall include a site plan in print or digital form in conformance with YMC 15.11.030; provided, the administrative official at their discretion may require additional information to clarify the application or determine compliance with the provisions of this title;

C. All applications, including a Type (1) review, shall be signed by the property owner or his agent authorized in writing to do so;

D. Applications shall be accompanied by the appropriate fee as established by ordinance;

E. An application is not complete unless it includes all required information, attachments and fees. No application shall be considered officially filed until accepted as complete by the division; and

F. All applications shall include a minimum eleven-inch by seventeen-inch reproducible copy of the site plan in print or digital form. In the event of expanded review, additional copies may be required at the applicant's expense. Site plans shall be developed in accordance with YMC 15.11.030

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COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division
129 N. 2nd St., Yakima, WA 98901
Phone: (509) 575-6183 Email: Ask.Planning@yakimawa.gov

RECEIVED
DEC 10 2025
CITY OF YAKIMA
PLANNING DIV.

SEPA

LAND USE APPLICATION FORM (YMC CH. 6.88)

Please complete this page and the attached forms. If you have any questions about this form or the application process, please ask to speak with a planner. All necessary attachments and the filing fee are required upon submittal. Filing fees are non-refundable.

APPLICANT INFORMATION:

Name: Trevor Martin-Planning Manager Company (if applicable): City of Yakima
Phone Number: 509-575-6042 Email Address: trevor.martin@yakimawa.gov
Mailing Address: 129 N. 2nd St. City: Yakima State: WA Zip Code: 98902
Interest in Property: Property Owner Agent Purchaser Other: Municipal Government

PROPERTY OWNER INFORMATION (check if same as applicant [X])

Name:
Phone Number: Email Address:
Mailing Address: City: State: Zip Code:

SUBJECT PROPERTY INFORMATION

Address: City Wide
Parcel Number(s) (if lengthy, attach on separate document): City Wide
Legal Description (if lengthy, attach on separate document): Legislative City Wide Application (Yakima City Limits)
Current Zoning Designation:
SR R-1 R-2 R-3 B-1 B-2 HB SCC LCC CBD GC AS RD M-1 M-2

CERTIFICATION

I certify that the information on this application and the required attachments are true and correct to the best of my knowledge.

Property Owner's Signature Date

Applicant's Signature Date

STAFF USE ONLY:
File/Application #: TXT#003.25, SEPA#015.25
Date Paid: Received By: Amount Paid:
Receipt No.:

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SEPA
LAND USE APPLICATION FORM (YMC Ch. 6.88)

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DEC 19 2025
CITY OF YAKIMA
PLANNING DIV.

ENVIRONMENTAL CHECKLIST
STATE ENVIRONMENTAL POLICY ACT (SEPA)
(AS TAKEN FROM WAC 197-11-960)

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process. The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help you describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NON-PROJECT PROPOSALS:

For non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project", "applicant", and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B – Environmental Elements – that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND INFORMATION

- 1. Name of Proposed Project (If Applicable): City of Yakima Text Amendments
2. Applicant's Name and Phone Number: Trevor Martin / 509-575-6042
3. Applicant's Address: 129 N. 2nd St
4. Contact Person Name & Phone Number: Trevor Martin / 509-575-6042
5. Agency Requesting Checklist: City of Yakima
6. Proposed Timing or Schedule (Including Phasing, If Applicable): Planning Commission Hearing January 28, 2026, City Council Hearing in February or March
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain: The City of Yakima regularly updates and take regulatory code change recommendations to the City Council for review
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal: This SEPA application and a series of proposed text amendments. The proposed code changes are a nonproject, legislative action.

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SEPA
LAND USE APPLICATION FORM (CONT'D)

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- 9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:
No applications pending at this time
10. List any government approvals or permits that will be needed for your proposal, if known:
Planning Commission and City Council
11. Give a brief, but complete description of your proposal, including the proposed uses and the size of the project and site.
Text amendments to sections: 15.02.020 - Definitions; 15.04.030 - Table of permitted land uses; 15.04.080 - Drive through facilities; 15.06.010 - Purpose; 15.06.030 - General Provisions; 15.06.035 - Electric Vehicle Charging Station; 15.06.040 - Parking Standards; 15.06.070 - Schedule of Minimum parking dimensions; 15.06.090 - Required landscaping of parking areas; 15.06.110 - Construction and maintenance; (New Section)15.06.135 - Drive-through standards; 15.06.140 - Nonconforming parking; 15.09.025 - Mixed-use buildings; 15.11.020 - Application requirements
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist:
This application is a nonproject, legislative action, and applied city-wide

B. ENVIRONMENTAL ELEMENTS

EARTH:

- 1. General Description of the Site (check one):
[checked] Flat [checked] Rolling [checked] Hilly [checked] Steep Slopes [ ] Mountainous [checked] Other: Yakima City Limits
2. What is the steepest slope on the site (approximate percent slope)?
Not applicable - City limits
3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils:
Silty loamy soil
4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe:
Not applicable
5. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill:
None - nonproject action

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**SEPA**  
**LAND USE APPLICATION FORM (CONT'D)**

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6. Could erosion occur as a result of clearing, construction, or use? If so, generally describe:  
Not applicable - Nonproject action
  
7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  
Not applicable - Nonproject action
  
8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
Not applicable - Nonproject action

**AIR:**

1. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known:  
Not applicable - Nonproject action
  
2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe:  
Not applicable - Nonproject action
  
3. Proposed measures to reduce or control emissions or other impacts to air, if any:  
Not applicable - Nonproject action

**SURFACE WATER**

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into:  
Not applicable - Nonproject action
  
2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans:  
Not applicable - Nonproject action
  
3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material:  
Not applicable - Nonproject action
  
4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known:  
Not applicable - Nonproject action
  
5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan:  
Not applicable - Nonproject action



# SEPA LAND USE APPLICATION FORM (CONT'D)

- 6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge:  
Not applicable - Nonproject action

### GROUND WATER

- 1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known:  
Not applicable - Nonproject action
- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve:  
Not applicable - Nonproject action

### WATER RUNOFF (INCLUDING STORM WATER)

- 1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe:  
Not applicable - Nonproject action
- 2. Could waste materials enter ground or surface waters? If so, generally describe:  
Not applicable - Nonproject action
- 3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe:  
Not applicable - Nonproject action
- 4. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:  
Not applicable - Nonproject action

### PLANTS

- 1. Check the type(s) of vegetation found on the site:

Deciduous Trees:	Evergreen Trees:	Wet Soil Plants:	Water Plants:	Other:
<input type="checkbox"/> Alder	<input checked="" type="checkbox"/> Fir	<input type="checkbox"/> Cattail	<input type="checkbox"/> Milfoil	<input checked="" type="checkbox"/> Shrubs
<input checked="" type="checkbox"/> Maple	<input type="checkbox"/> Cedar	<input type="checkbox"/> Buttercup	<input type="checkbox"/> Eelgrass	<input checked="" type="checkbox"/> Grass
<input type="checkbox"/> Aspen	<input type="checkbox"/> Pine	<input type="checkbox"/> Bullrush	<input type="checkbox"/> Water Lily	<input type="checkbox"/> Pasture
<input checked="" type="checkbox"/> Other	<input checked="" type="checkbox"/> Other	<input type="checkbox"/> Skunk Cabbage	<input type="checkbox"/> Other	<input type="checkbox"/> Crop Or Grain
		<input checked="" type="checkbox"/> Other		<input type="checkbox"/> Orchards, vineyards, or other permanent crops
				<input type="checkbox"/> Other types of vegetation:



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- 2. What kind and amount of vegetation will be removed or altered?  
Not applicable - Nonproject action
- 3. List threatened or endangered species known to be on or near the site:  
Not applicable - Nonproject action
- 4. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:  
Not applicable - Nonproject action
- 5. List all noxious weeds and invasive species known to be on or near the site.  
Not applicable - Nonproject action

**ANIMALS**

- 1. List any birds or other animals which have been observed on or near the site or are known to be on or near the site.  
*Examples include:*  
*birds: hawk, heron, eagle, songbirds, other:*  
*mammals: deer, bear, elk, beaver, other:*  
*fish: bass, salmon, trout, herring, shellfish, other:*  
Not applicable - Nonproject action
- 2. List any threatened or endangered species known to be on or near the site:  
Not applicable - Nonproject action
- 3. Is the site part of a migration route? If so, explain:  
Yes, Yakima is covered by the Pacific Flyway
- 4. Proposed measures to preserve or enhance wildlife, if any:  
Not applicable - Nonproject action
- 5. List any invasive animal species known to be on or near the site:  
Not applicable - Nonproject action

**ENERGY AND NATURAL RESOURCES**

- 1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.:  
Not applicable - Nonproject action
- 2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe:  
Not applicable - Nonproject action



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**SEPA**  
**LAND USE APPLICATION FORM (CONT'D)**

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:  
Not applicable - Nonproject action

**ENVIRONMENTAL HEALTH**

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe:  
Not applicable - Nonproject action
2. Describe any known or possible contamination at the site from present or past uses:  
Not applicable - Nonproject action
3. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity:  
Not applicable - Nonproject action
4. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project:  
Not applicable - Nonproject action
5. Describe special emergency services that might be required:  
Not applicable - Nonproject action
6. Proposed measures to reduce or control environmental health hazards, if any:  
Not applicable - Nonproject action

**NOISE**

1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)?  
Not applicable - Nonproject action
2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site:  
Not applicable - Nonproject action
3. Proposed measures to reduce or control noise impacts, if any:  
Not applicable - Nonproject action



**SEPA  
LAND USE APPLICATION FORM (CONT'D)**

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**LAND AND SHORELINE USE**

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe:

Not applicable - Nonproject action

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Not applicable - Nonproject action

3. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Not applicable - Nonproject action

4. Describe any structures on the site:

Not applicable - Nonproject action  
City wide, Residential housing, industrial, and commercial structures

5. Will any structures be demolished? If so, what?

Not applicable - Nonproject action

6. What is the current zoning classification of the site?

SR, R-1, R-2, R-3, B-1, B-2, HB, SCC, LCC, CBD, GC, RD, AS, M-1, & M-2

7. What is the current comprehensive plan designation of the site?

Not applicable - Nonproject action

8. If applicable, what is the current shoreline master program designation of the site?

Not applicable - Nonproject action

9. Has any part of the site been classified as a critical area by the city or county? If so, specify:

Not applicable - Nonproject action

10. Approximately how many people would reside or work in the completed project?

Not applicable - Nonproject action

11. Approximately how many people would the completed project displace?

Not applicable - Nonproject action

12. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable - Nonproject action

13. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Not applicable - Nonproject action



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**LAND USE APPLICATION FORM (CONT'D)**

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14. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Not applicable - Nonproject action

**HOUSING**

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing:  
Not applicable - Nonproject action
2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing:  
Not applicable - Nonproject action
3. Proposed measures to reduce or control housing impacts, if any:  
Not applicable - Nonproject action

**AESTHETICS**

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?  
Not applicable - Nonproject action
2. What views in the immediate vicinity would be altered or obstructed?  
Not applicable - Nonproject action
3. Proposed measures to reduce or control aesthetic impacts, if any:  
Not applicable - Nonproject action

**LIGHT AND GLARE**

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
Not applicable - Nonproject action
2. Could light or glare from the finished project be a safety hazard or interfere with views?  
Not applicable - Nonproject action
3. What existing off-site sources of light or glare may affect your proposal?  
Not applicable - Nonproject action
4. Proposed measures to reduce or control light and glare impacts, if any:  
Not applicable - Nonproject action



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**RECREATION**

1. What designated and informal recreational opportunities are in the immediate vicinity?  
Not applicable - Nonproject action
2. Would the proposed project displace any existing recreational uses? If so, describe:  
Not applicable - Nonproject action
3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  
Not applicable - Nonproject action

**HISTORIC AND CULTURAL PRESERVATION**

1. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe:  
Not applicable - Nonproject action
2. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources:  
Not applicable - Nonproject action
3. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required:  
Not applicable - Nonproject action

**TRANSPORTATION**

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any:  
Not applicable - Nonproject action
2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?  
Not applicable - Nonproject action
3. How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?  
Not applicable - Nonproject action

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- 4. Will the proposal require any new or improvements to existing roads, streets, pedestrian bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private):
Not applicable - Nonproject action
5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe:
Not applicable - Nonproject action
6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?
Not applicable - Nonproject action
7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe:
Not applicable - Nonproject action
8. Proposed measures to reduce or control transportation impacts, if any:
Not applicable - Nonproject action

PUBLIC SERVICES

- 1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe:
Not applicable - Nonproject action
2. Proposed measures to reduce or control direct impacts on public services, if any.
Not applicable - Nonproject action

UTILITIES

- 1. Check all utilities currently available at the site:
[checked] Electricity [checked] Natural Gas [checked] Water [checked] Refuse Service [checked] Telephone [checked] Sanitary Sewer [ ] Septic System
[ ] Other:
2. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
Not applicable - Nonproject action



# SEPA LAND USE APPLICATION FORM (CONT'D)

### C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Martin, Trevor Digitally signed by Martin, Trevor  
Date: 2025.12.19 12:12:17 -0800  
**Property Owner or Agent Signature**

\_\_\_\_\_  
**Date Submitted**

Trevor Martin Digitally signed by Trevor Martin  
Date: 2025.12.19 12:13:58 -0800  
**Name of Signee**

\_\_\_\_\_  
**Position and Agency/Organization**

**PLEASE COMPLETE SECTION "D" ON THE NEXT PAGES  
IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW**

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**D. SUPPLEMENTAL SECTION FOR NONPROJECT ACTIONS ONLY**

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities that would likely result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?  
Not applicable - Nonproject action

Proposed measures to avoid or reduce such increases are:  
Not applicable - Nonproject action

2. How would the proposal be likely to affect plants, animals, fish, or marine life?  
Not applicable - Nonproject action

Proposed measures to protect or conserve plants, animals, fish, or marine life are:  
Not applicable - Nonproject action

3. How would the proposal be likely to deplete energy or natural resources?  
Not applicable - Nonproject action

Proposed measures to protect or conserve energy and natural resources are:  
Not applicable - Nonproject action

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?  
Not applicable - Nonproject action



**SEPA**  
**LAND USE APPLICATION FORM (CONT'D)**

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Proposed measures to protect such resources or to avoid or reduce impacts are:

Not applicable - Nonproject action

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Not applicable - Nonproject action

Proposed measures to avoid or reduce shoreline and land use impacts are:

Not applicable - Nonproject action

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Not applicable - Nonproject action

Proposed measures to reduce or respond to such demand(s) are:

Not applicable - Nonproject action

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Not applicable - Nonproject action



# CITY OF YAKIMA SITE PLAN CHECKLIST

## For Land Use Review & Building Permits



**Site plans required for land use review and building permits shall include the items listed below.**

Sections from the Yakima Municipal Code are referenced by some items to help guide applicants. This is not a comprehensive list. View the full Yakima Municipal Code here: <https://www.codepublishing.com/WA/Yakima/>

- Property address, parcel number, and zoning designation;
- Legal description of the land;
- North arrow and scale of drawing;
- Name of applicant, phone number, signature of property owner and project name;
- Actual dimensions and shape of the lot to be built upon;
- Sizes and location of existing structures on the lot to the nearest foot;
- Location and dimensions of proposed structures and uses;
- All structure setbacks ([YMC § 15.05.030](#));
- Lot coverage calculations ([YMC § 15.05.020\(C\)](#));
- Clearview triangle ([YMC § 15.05.040](#));
- Size and location of proposed and existing utility easements and other easements;
- Location and size of required site drainage facilities including on-site retention;
- Adjacent Right-of-Way dedication and frontage improvements;
- Distance(s) of structures to property line and to the centerline of the Right-of-Way ([YMC §15.05.030](#), Table 5-1);
- Location of ingress and egress, including curb cuts intersecting with streets and dimensions of proposed or existing driveways ([YMC § 15.06.065](#));
- Location and size of parking stalls with accessible parking spaces and aisles identified ([YMC Ch. 15.06](#));
- Location of electric vehicle (EV) infrastructure;
- Parking circulation plan with proposed landscaping and sitescreening ([YMC Ch. 15.06](#));
- Location and size of new or existing loading spaces ([YMC § 15.06.130](#));
- Proposed and existing signage ([YMC Ch. 15.08](#)); and
- Proposed or existing mailbox location.

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**A site plan for development in the floodplain overlay shall also include the following information:**

- Size and location of floodplain and floodway on the lot;
- Elevation in relation to the one-hundred-year flood level of the lowest floor (including basement) of all structures;
- Elevation in relation to mean sea level of any structure that has been floodproofed;
- Certification by a registered professional engineer or architect that established floodproofing standards have been met;
- Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development; and
- Any other site plan requirements identified in [YMC Ch. 15.27](#) Part Four.

*Additional information may be requested. Projects requiring work in the public right-of-way or involving city water main lines or sewer main lines will be required to submit civil plans to the Engineering Division for review.*

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OFFICE OF THE CITY CLERK  
129 North Second Street  
Yakima, Washington 98901  
Phone (509) 575-6037 • Fax (509) 576-6614

**CITY OF YAKIMA  
NOTICE OF CLOSED RECORD PUBLIC HEARING  
Text Amendments to YMC Title 15 Yakima Urban Area Zoning Ordinance**

**NOTICE IS HEREBY GIVEN** that the Yakima City Council will conduct a public hearing to consider the Yakima Planning Commission's recommendation for proposed text amendments to YMC Title 15 Yakima Urban Area Zoning Ordinance regarding parking and drive-throughs.

Said closed record public hearing will be held on **Tuesday, April 7, 2026, at 6:00 p.m.**, or soon thereafter, in the Council Chambers at City Hall located at 129 N. 2nd Street, Yakima, WA.

*Closed Record Hearing* means the public is invited to testify on the existing records but will not be allowed to introduce any new information.

Any interested person wishing to provide testimony on this proposal is welcome to attend the public hearing in person or via Zoom (information on the agenda). The City Council agenda will be posted online at: <https://www.yakimawa.gov/council/agendas-and-minutes/>

Or contact the City Council in the following manner:

- 1) Send a letter via regular mail to "Yakima City Council, 129 N. 2<sup>nd</sup> Street, Yakima, WA 98901"; or,
- 2) E-mail your comments to [citycouncil@yakimawa.gov](mailto:citycouncil@yakimawa.gov) Include in the e-mail subject line, "Text Amendments – YMC Title 15" Please also include your name and mailing address.

Please contact City Planning for additional information at (509) 575-6183.

Dated and published this 7<sup>th</sup> day of March, 2026.

Rosalinda Ibarra  
City Clerk

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# Cib

CITY OF YAKIMA, PLANNING DIVISION

LETTER OF TRANSMITTAL

I, Eva Rivera, as an employee of the City of Yakima, Planning Division, have transmitted to: Rosalinda Ibarra, City Clerk, by hand delivery, the following documents:

1. Mailing labels for City Planning - YMC Title 15 - TXT#003-25, SEPA#015-25.
2. E-mail distribution lists for In-House, Local Media, and SEPA Reviewing Agencies.

Signed this 4<sup>th</sup> day of March, 2026.



Eva Rivera  
Planning Technician

Received By: Rosalinda Ibarra

Date: 03/04/2026

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[Upload Docs to SEPA Register](#)

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**SEPA REVIEWING AGENCIES  
\_UPDATED 12/15/2025**

Type of Notice: NTC of CC Hearing  
File Number: TYT#003.25, SEPA# 015.25  
Date of Mailing: 04/07/2026  
Hearing

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# CS

**AFFIDAVIT OF MAILING**

STATE OF WASHINGTON

CITY OF YAKIMA

RE: **TXT#003-25, SEPA#015-25**

**CITY PLANNING YMC TITLE 15**

**CITYWIDE**

I, Eva Rivera, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Yakima Planning Commission's Recommendation to City Council**; a true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant and all parties of record; that said parties are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the **18th** day of **February, 2026**.

That I mailed said notices in the manner herein set forth and that all of the statements made herein are just and true.



Eva Rivera

Planning Technician

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# C4C

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Yakima, WA 98903

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Yakima, WA 98902

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Pacific Power  
Mike Paulson  
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Yakima, WA 98901

United States Postal Service  
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[Upload Docs to SEPA Register](#)

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[Commissioners.web@co.yakima.wa.us](mailto:Commissioners.web@co.yakima.wa.us)

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**SEPA REVIEWING AGENCIES  
\_UPDATED 12/15/2025**

Type of Notice: NHCA of YPC Recommendation  
File Number: TXR#003.25, SEPA#015.25  
Date of Mailing: 02/18/2026

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Chris Kohler	GIS	<a href="mailto:Chris.kohler@yakimawa.gov">Chris.kohler@yakimawa.gov</a>

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Name	Address	Notified?
<i>(Subdivision notices ONLY)</i> Pacific Power Attn: Estimating Department	500 N Keys Rd, Yakima, WA 98901	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>(Projects Adjacent to BNSF Right of Way ONLY)</i> Central Washington Railroad	111 University Parkway, Suite 200 Yakima, WA 98901 (509) 453-9166 Tim Marshall, General Manager, <a href="mailto:tmarshall@cbr.com">tmarshall@cbr.com</a> Kim Yeager, Real Estate Manager, <a href="mailto:kyeager@ihdlc.com">kyeager@ihdlc.com</a>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> E-mail
<i>(Shoreline notices ONLY)</i> Department of Ecology	<a href="mailto:crosepa@ecy.wa.gov">crosepa@ecy.wa.gov</a>	<input type="checkbox"/> E-mail

Additional Parties of Record or Interested Parties Notified		
Name	Address	E-mail

Type of Notice: Notice of the Planning Commission's Rec  
File Number(s): TX#003-25  
Date of Mailing: 02/18/2026

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## Rivera, Eva

---

**From:** Rivera, Eva  
**Sent:** Wednesday, February 18, 2026 11:41 AM  
**To:** Bonds Jr., Randy; Boyle, Shawn; Chavez, Anabel; Contreras, Pedro; Cruz, Leovardo; DeBusschere, Suzanne; Denman, Glenn; Hopkins, Christopher; Kallevig, Dana; Kohler, Chris; Kuntz, Linda; Layman, Randy; Markham, Aaron; Martin, Trevor; Maxey, Lisa; McPherson, Kirsten; Meloy, Randy; Redick, Chad; Rivera, Eva; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Zabell, John; Ahtanum Irrigation District; aviationlanduse@wsdot.wa.gov; Cavanaugh, Jason; Cawley, Marc; commissioners.web@co.yakima.wa.us; crosepacoordinator@ecy.wa.gov; efsec@utc.wa.gov; esanchez@yakama.com; formerorchards@ecy.wa.gov; gonsetp@wsdot.wa.gov; info@yakimavalleytrolleys.org; j.shah@dfw.wa.gov; Jack Wells - Yakima County Water Resources; jamie.gardipe@doh.wa.gov; jmarvin@yakama.com; kellie@yakimagreenway.org; kelly.cooper@doh.wa.gov; kmclain@agr.wa.gov; konner@yakimagreenway.org; kristi@yakima.org; larry.covey@dshs.wa.gov; liliana.rojas@bia.gov; Linos, Irene; liz@yvmuseum.org; marj@yakamafish-nsn.gov; mark.lanter@wasteconnections.com; martym@orfh.org; Naches Cowiche Canal Association; Nellie Soptich - Yakima County Water Resources; r3planning@dfw.wa.gov; reviewteam@commerce.wa.gov; rocco.clark@bia.gov; ryan.ibach@co.yakima.wa.us; scott.downes@dfw.wa.gov; scplanning@wsdot.wa.gov; sepa.reviewteam@doh.wa.gov; sepa@dahp.wa.gov; sepa@parks.wa.gov; sepacenter@dnr.wa.gov; sepaunit@ecy.wa.gov; teamyakima@dfw.wa.gov; United States Postal Service - David James; WA State Dept Ecology - Lori White; West Valley School District - Joe Connolly; West Valley School District - Peter Finch; Yakima County Building Dept - Marivel Garcia; Yakima County Planning Division - Jason Earles; Yakima County Planning Division - Thomas Carroll; Yakima County Public Services David Haws; Yakima County Water Resources Div - Troy Havens; Yakima School District - Trevor Greene; yhd@co.yakima.wa.us; YRCAA  
**Subject:** NTC OF YPC REC- CITY PLANNING YMC TITLE 15 - TXT#003-25, SEPA#015-25  
**Attachments:** NTC OF YPC REC\_TXT#003-25.pdf

Good morning,

Attached is a Notice of Yakima Planning Commission's Recommendation regarding the above-entitled project. If you have any questions about this proposal, please contact Planning Manager Trevor Martin at [trevor.martin@yakimawa.gov](mailto:trevor.martin@yakimawa.gov).

Thank you!



**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Bill Preston, P.E., Director**

**Trevor Martin, AICP, Manager**  
**Planning Division**

**129 North Second Street, 2nd Floor Yakima, Washington 98901**

**Phone (509) 575-6183 • Fax (509) 575-6105 • Email: [ask.planning@yakimawa.gov](mailto:ask.planning@yakimawa.gov)**

## **NOTIFICATION OF THE YAKIMA PLANNING COMMISSION'S RECOMMENDATION TO THE YAKIMA CITY COUNCIL**

**DATE:** February 18, 2026  
**TO:** Parties of Record  
**SUBJECT:** Notice of the Yakima Planning Commission's Recommendation  
**FILE #(S):** TXT#003-25, SEPA#015-25  
**APPLICANT:** City of Yakima Planning Division  
**PROJECT LOCATION:** Citywide

On February 11, 2026, the City of Yakima Planning Commission rendered its written recommendation on **TXT#003-25, SEPA#015-25**. Proposed non-project amendments to Title 15 of the Yakima Municipal Code.

A copy of the Planning Commission's Findings and Recommendation is enclosed.

The Planning Commission's Recommendation will be considered by the Yakima City Council in a public hearing to be scheduled. The City Clerk will notify you of the date, time, and place of the public hearing.

For further information or assistance, you may contact the City of Yakima Planning Division at (509) 575-6183 or email: [ask.planning@yakimawa.gov](mailto:ask.planning@yakimawa.gov)

Eva Rivera  
Planning Technician

Date of Mailing: **February 18, 2026**  
Enclosures: Planning Commission's Recommendation

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DEPARTMENT OF COMMUNITY DEVELOPMENT  
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Trevor Martin, AICP, Manager

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**CITY OF YAKIMA PLANNING COMMISSION**  
**Yakima City Hall Council Chambers**  
**129 N 2<sup>nd</sup> Street, Yakima, WA 98901**

**January 28, 2026**

**3:00 p.m. - 5:00 p.m.**

**YPC MEMBERS:**

Chair Mary Place, Vice-Chair Charles Hitchcock, Jeff Baker, Roy Gondo,  
Leanne Hughes-Mickel, Anne Knapp, Colleda Monick, Philip Ostriem,  
Kevin Rangel, Frieda Stephens, and Shelley White  
City Council Liaison: Matt Brown, Felisa Gonzalez

**CITY PLANNING STAFF:**

Bill Preston (Community Development Director), Lisa Maxey (Admin. Assistant), Trevor  
Martin (Planning Manager), Eric Crowell (Senior Planner), Jason Radtke (Senior Planner),  
Connor Kennedy (Associate Planner), Eva Rivera (Planning Technician)

**AGENDA**

- I. Call to Order
- II. Roll Call
- III. Staff Announcements
- IV. Approval of Minutes - December 10, 2025 & January 14, 2026 Meetings
- V. Public Comment
- VI. Public Hearing -  
Applicant: City Planning Division  
File No.: TXT#003-25, SEPA#015-25
- VII. Draft Housing Chapter
- VIII. Draft Technical Analysis Land Use & Housing
- IX. 2026 Comp Plan: Required Code Updates
- X. Other Business
- XI. YPC Meeting Recap
- XII. Adjourn

Next Meeting: February 11, 2026

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# 03

The meeting will also be recorded and posted on the [Y-PAC website](#).  
Visit the [Yakima Planning Commission](#) webpage for more information, including agenda packets and minutes.



# Yakima Planning Commission - Agenda & Packet Distribution List

## CITY PLANNING - YMC TITLE 15 TXT#003-25, SEPA#015-25

### **AGENDA PACKET: YPC MEMBERS, STAFF & APPLICANT/REPRESENTATIVE/OWNER**

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Leanne Hughes-Mickel (YPC)	<a href="mailto:leanne.mickel@me.com">leanne.mickel@me.com</a>
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Eva Rivera (Planning)	<a href="mailto:eva.rivera@yakimawa.gov">eva.rivera@yakimawa.gov</a>

### **AGENDA ONLY: PARTIES OF RECORD/INTERESTED PARTIES**

Name	Address	E-mail Address
------	---------	----------------

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# 02

**AFFIDAVIT OF MAILING**

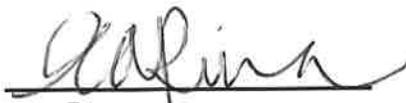
STATE OF WASHINGTON

CITY OF YAKIMA

RE: TXT#003-25, SEPA#015-25  
CITY OF YAKIMA - YMC TITLE 15  
Citywide

I, Eva Rivera, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Application, Environmental Review, Public Hearing, & DNS**; a true and correct copy of which is enclosed herewith; that said notice was addressed to the SEPA reviewing agencies; that said parties are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the 24th day of December 2025.

That I mailed said notices in the manner herein set forth and that all of the statements made herein are just and true.

  
\_\_\_\_\_  
Eva Rivera  
Planning Technician

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# 0-1d

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Century Link  
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Yakima, WA 98903

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[Upload Docs to SEPA Register](#)

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WA State Department of Fish and Wildlife  
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WA State Department of Health  
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# Ctc

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**SEPA REVIEWING AGENCIES**  
**\_UPDATED 12/15/2025**

Type of Notice: Notice of Application, SEPA, Hearing + DNS  
File Number: TX#003.25, SEPA#015.25  
Date of Mailing: 12/24/2025

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**Rivera, Eva**

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**From:** NoReply@ecy.wa.gov  
**Sent:** Wednesday, December 24, 2025 9:57 AM  
**To:** Ask Planning  
**Subject:** Your SEPA Record Has Been Submitted!

The Department of Ecology has received a new SEPA record from Yakima City at Yakima City of with a File Number of: SEPA#015-25, TXT#003-25.  
Your record is being reviewed by an administrator.

From: Yakima City  
Email: ask.planning@yakimawa.gov  
Phone number: (509) 575-6261

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Chris Kohler	GIS	<a href="mailto:Chris.kohler@yakimawa.gov">Chris.kohler@yakimawa.gov</a>

Outside Distribution		
Name	Address	Notified?
<i>(Subdivision notices ONLY)</i> Pacific Power Attn: Estimating Department	500 N Keys Rd, Yakima, WA 98901	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>(Projects Adjacent to BNSF Right of Way ONLY)</i> Central Washington Railroad	111 University Parkway, Suite 200 Yakima, WA 98901 (509) 453-9166 Tim Marshall, General Manager, <a href="mailto:tmarshall@cbr.com">tmarshall@cbr.com</a> Kim Yeager, Real Estate Manager, <a href="mailto:kyeager@ihdlc.com">kyeager@ihdlc.com</a>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> E-mail
<i>(Shoreline notices ONLY)</i> Department of Ecology	<a href="mailto:crosepa@ecy.wa.gov">crosepa@ecy.wa.gov</a>	<input type="checkbox"/> E-mail

Additional Parties of Record or Interested Parties Notified		
Name	Address	E-mail

Type of Notice: Notice of Application SEPA, Hearing + DNS  
 File Number(s): TXT#003-25, SEPA#015-25  
 Date of Mailing: 12/24/2025

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 # C-1C

**Rivera, Eva**

---

**From:** Rivera, Eva  
**Sent:** Wednesday, December 24, 2025 9:57 AM  
**To:** Bonds Jr., Randy; Boyle, Shawn; Carlenius, Brian; Chavez, Anabel; Contreras, Pedro; Cruz, Leovardo; DeBusschere, Suzanne; Denman, Glenn; Kallevig, Dana; Kohler, Chris; Kuntz, Linda; Layman, Randy; Markham, Aaron; Martin, Trevor; Maxey, Lisa; McPherson, Kirsten; Meloy, Randy; Redick, Chad; Rivera, Eva; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Zabell, John; 'Ahtanum Irrigation District'; 'aviationlanduse@wsdot.wa.gov'; Cavanaugh, Jason; Cawley, Marc; 'commissioners.web@co.yakima.wa.us'; 'crosepacoordinator@ecy.wa.gov'; 'efsec@utc.wa.gov'; 'esanchez@yakama.com'; 'formerorchards@ecy.wa.gov'; 'gonsetp@wsdot.wa.gov'; 'info@yakimavalleytrolleys.org'; 'j.shah@dfw.wa.gov'; 'Jack Wells - Yakima County Water Resources'; 'jamie.gardipe@doh.wa.gov'; 'jmarvin@yakama.com'; 'kellie@yakimagreenway.org'; 'kelly.cooper@doh.wa.gov'; 'kmclain@agr.wa.gov'; 'konner@yakimagreenway.org'; 'kristi@yakima.org'; 'larry.covey@dshs.wa.gov'; 'liliana.rojas@bia.gov'; Linos, Irene; 'liz@yvmuseum.org'; 'marj@yakamafish-nsn.gov'; 'mark.lanter@wasteconnections.com'; 'marty@orfh.org'; 'Naches Cowiche Canal Association'; 'Nellie Soptich - Yakima County Water Resources'; 'r3planning@dfw.wa.gov'; 'reviewteam@commerce.wa.gov'; 'rocco.clark@bia.gov'; 'ryan.ibach@co.yakima.wa.us'; 'scott.downes@dfw.wa.gov'; 'scplanning@wsdot.wa.gov'; 'sepa.reviewteam@doh.wa.gov'; 'sepa@dahp.wa.gov'; 'sepa@parks.wa.gov'; 'sepacenter@dnr.wa.gov'; 'sepaunit@ecy.wa.gov'; 'teamyakima@dfw.wa.gov'; 'United States Postal Service - David James'; 'WA State Dept Ecology - Lori White'; 'West Valley School District - Joe Connolly'; 'West Valley School District - Peter Finch'; 'Yakima County Building Dept - Marivel Garcia'; 'Yakima County Planning Division - Jason Earles'; 'Yakima County Planning Division - Thomas Carroll'; Yakima County Public Services David Haws; 'Yakima County Water Resources Div - Troy Havens'; 'Yakima School District - Trevor Greene'; 'yhd@co.yakima.wa.us'; YRCAA; Brown, Michael; 'El Sol de Yakima'; Fannin, John; 'KAPP TV News'; 'KDNA Radio - Francisco Rios'; 'KEPR TV News'; 'KIMA TV News'; 'KIT News'; 'KIT/KATS/DMVW/KFFM - Lance Tormey'; 'KNDO TV News'; 'KNDU TV News'; 'KUNW-TV Univision'; 'KVEW TV News'; 'La Casa Hogar'; 'La Voz'; Lozano, Bonnie; 'NWPR - Anna King'; 'RCDR - Maria DJ Rodriguez'; 'Tu Decides - Albert Torres'; 'Yakima Herald - Business'; 'Yakima Herald Republic Newspaper'; 'Yakima School District - Stacey Locke'; 'Yakima Valley Business Times'; 'YPAC - Randy Beehler'; Anne Knapp; Baker, Jeff; Charles Hitchcock; 'Colleda Monick'; 'Deccio, Janice'; 'Frieda Stephens (fst50@myyahoo.com)'; 'Glenn, Rick'; 'Kevin Rangel'; 'Leanne Hughes-Mickel'; 'Martin, Trevor'; 'Mary Place'; 'Maxey, Lisa'; Philip Ostriem (philipostriem@johnscott.com); Roy Gondo; Shelley White; 'Watkins, Sara'  
**Subject:** FW: NTC OF APP & ENVIRO. REVIEW, PUBLIC HEARING, & DNS - CITY PLANNING YMC TITLE 15 - TXT#003-25, SEPA#015-25  
**Attachments:** Application\_TXT#003-25, SEPA#015-25.pdf; Draft\_Text Amendments\_TXT#003-25.pdf; NTC OF APP, SEPA, HEARING\_TXT#003-25.pdf; DNS\_SEPA#015-25, TXT#003-25.pdf

Please see attached for an updated Notice of Application, Environmental Review, Public hearing, & Determination of Nonsignificance (DNS).

**From:** Rivera, Eva  
**Sent:** Tuesday, December 23, 2025 2:59 PM  
**To:** Bonds Jr., Randy <randy.bonds@yakimawa.gov>; Boyle, Shawn <Shawn.Boyle@yakimawa.gov>; Carlenius, Brian

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# C-1b

Attached is a Notice of Application, Environmental Review, and Public Hearing regarding the above-entitled project. If you have any questions about this proposal, please contact Planning Manager Trevor Martin at [trevor.martin@yakimawa.gov](mailto:trevor.martin@yakimawa.gov).

Thank you!



Eva Rivera  
Planning Technician  
Phone: 509-575-6261  
[eva.rivera@yakimawa.gov](mailto:eva.rivera@yakimawa.gov)

---

*This email is a public record of the City of Yakima and is subject to public disclosure unless exempt under the Washington Public Records Act. This email is subject to the State Retention Schedule.*

**AFFIDAVIT OF PUBLICATION**

Eva Rivera  
City Of Yakima Planning  
129 N 2nd Street  
Yakima WA 98901

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JAN 05 2026

CITY OF YAKIMA  
COMMUNITY DEVELOPMENT

STATE OF WASHINGTON, COUNTIES OF YAKIMA

The undersigned, on oath states that he/she is an authorized representative of Yakima Herald-Republic, Inc., publisher of Yakima Herald-Republic and El Sol de Yakima, of general circulation published daily in Yakima County, State of Washington. Yakima Herald-Republic and El Sol de Yakima have been approved as legal newspapers by orders of the Superior Court of Yakima County.

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The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

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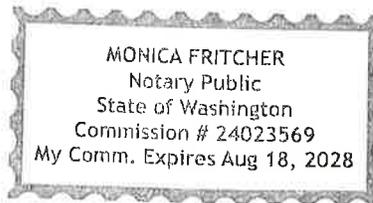
FINANCE DEPT.

12/30/2025

Agent Debbie Collantes Signature Debbie Collantes

Subscribed and sworn to before me on 12/30/2025  
Monica Fritcher Monica Fritcher  
(Notary Signature) Notary Public in and for the State of Washington, residing at Yakima

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**NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW, & PUBLIC HEARING**

**DATE:** December 30, 2025 **TO:** SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners  
**FROM:** Bill Preston, Community Development Director  
**APPLICANT:** City of Yakima Planning Division (129 N. 2nd St., Yakima, WA 98901) **FILE NUMBER:** TXT#003-25, SEPA#015-25 **LOCATION:** Citywide **TAX PARCEL NUMBER(S):** N/A  
**DATE OF APPLICATION:** December 19, 2025 **PROJECT DESCRIPTION** The City of Yakima Planning Division is proposing non-project amendments to Title 15 of the Yakima Municipal Code. **NOTICE OF ENVIRONMENTAL REVIEW** This is to notify all the public and private agencies with jurisdiction and environmental expertise that the City of Yakima Planning Division has been established as the lead agency, pursuant to the Washington State Environmental Policy Act (SEPA) for the above stated project. **The City of Yakima is issuing a Preliminary Determination of Non-Significance (DNS) on this project.** WAC 197-11-340 is being used. The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: No impacts identified. **Required Permits:** The following local, state, and federal permits/approvals may or will be needed for this project: None **Required Studies:** N/A **Existing Environmental Documents:** Comprehensive Plan 2040 – Final Supplemental Environmental Impact Statement (June 13, 2017) **Preliminary determination of the development regulations that will be used for project mitigation and consistency:** Future projects will require compliance with the International Building Code, City of Yakima Urban Area Zoning Ordinance, City of Yakima Comprehensive Plan and City of Yakima Title 12 Development Standards. **REQUEST FOR WRITTEN COMMENT AND NOTICE OF PUBLIC HEARING** The public is encouraged to review and comment on the proposed application. Written comments may be submitted prior to or at the public hearing. The public hearing before the City of Yakima Planning Commission has been scheduled for Wednesday, **January 28, 2026**, beginning at **3:00 p.m.** in the Council Chambers – 129 N 2nd St, Yakima WA, 98901. Any person desiring to express their views on this matter is invited to attend the public hearing or to submit their written comments to: City of Yakima, Planning Division, 129 N 2nd St., Yakima, WA 98901. **A separate public notice will be provided for the public hearing before the Yakima City Council.** You can mail your comments to: **Bill Preston, Community Development Director, City of Yakima, Department of Community Development, 129 N. 2nd St.; Yakima, WA 98901** **NOTICE OF RECOMMENDATION** Following the public hearing, the Planning Commission will issue its recommendation within ten (10) business days. When available, a copy of the recommendation will be mailed to parties of record and entities who were provided this notice once it is rendered. The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall – 2nd Floor, 129 North 2nd Street, Yakima, Washington. If you have questions regarding this proposal, please call Trevor Martin, AICP, Planning Manager, at (509) 575-6042, or e-mail to [trevor.martin@yakimawa.gov](mailto:trevor.martin@yakimawa.gov).

(108057) December 30, 2025

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# C-1a

**NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW, &  
PUBLIC HEARING**

**DATE:** December 30, 2025 **TO:** SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners  
**FROM:** Bill Preston, Community Development Director  
**APPLICANT:** City of Yakima Planning Division (129 N. 2nd St., Yakima, WA 98901) **FILE NUMBER:** TXT#003-25, SEPA#015-25 **LOCATION:** Citywide **TAX PARCEL NUMBER(S):** N/A  
**DATE OF APPLICATION:** December 19, 2025 **PROJECT**

**DESCRIPTION** The City of Yakima Planning Division is proposing non-project amendments to Title 15 of the Yakima Municipal Code. **NOTICE OF ENVIRONMENTAL REVIEW** This is to notify all the public and private agencies with jurisdiction and environmental expertise that the City of Yakima Planning Division has been established as the lead agency, pursuant to the Washington State Environmental Policy Act (SEPA) for the above stated project. **The City of Yakima is issuing a Preliminary Determination of Non-Significance (DNS) on this project.** WAC 197-11-340 is being used. The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: No impacts identified. **Required Permits:** The following local, state, and federal permits/approvals may or will be needed for this project: None **Required Studies:** N/A **Existing Environmental Documents:** Comprehensive Plan 2040 – Final Supplemental Environmental Impact Statement (June 13, 2017) **Preliminary determination of the development regulations that will be used for project mitigation and consistency:** Future projects will require compliance with the International Building Code, City of Yakima Urban Area Zoning Ordinance, City of Yakima Comprehensive Plan and City of Yakima Title 12 Development Standards. **REQUEST FOR WRITTEN COMMENT AND NOTICE OF PUBLIC HEARING**

The public is encouraged to review and comment on the proposed application. Written comments may be submitted prior to or at the public hearing. The public hearing before the City of Yakima Planning Commission has been scheduled for Wednesday, **January 28, 2026**, beginning at **3:00 p.m.** in the Council Chambers – 129 N 2nd St, Yakima WA, 98901. Any person desiring to express their views on this matter is invited to attend the public hearing or to submit their written comments to: City of Yakima, Planning Division, 129 N 2nd St., Yakima, WA 98901. **A separate public notice will be provided for the public hearing before the Yakima City Council.** You can mail your comments to: **Bill Preston, Community Development Director, City of Yakima, Department of Community Development, 129 N. 2nd St., Yakima, WA 98901** **NOTICE OF RECOMMENDATION** Following the public hearing, the Planning Commission will issue its recommendation within ten (10) business days. When available, a copy of the recommendation will be mailed to parties of record and entities who were provided this notice once it is rendered. The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall – 2nd Floor, 129 North 2nd Street, Yakima, Washington. If you have questions regarding this proposal, please call Trevor Martin, AICP, Planning Manager, at (509) 575-6042, or e-mail to [trevor.martin@yakimawa.gov](mailto:trevor.martin@yakimawa.gov).

(108057) December 30, 2025

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**COMMUNITY DEVELOPMENT DEPARTMENT**

*Bill Preston, P.E., Director*

**FOR THE  
RECORD / FILE**

*Trevor Martin, AICP, Manager*

*Planning Division*

*129 North Second Street, 2nd Floor Yakima, Washington 98901*

*Phone (509) 575-6183 • Fax (509) 575-6105 • Email: ask.planning@yakimawa.gov*

**NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW, & PUBLIC HEARING**

**DATE:** December 24, 2025  
**TO:** SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners  
**FROM:** Bill Preston, Community Development Director  
**APPLICANT:** City of Yakima Planning Division (129 N. 2nd St., Yakima, WA 98901)  
**FILE NUMBER:** TXT#003-25, SEPA#015-25  
**LOCATION:** Citywide  
**TAX PARCEL NUMBER(S):** N/A  
**DATE OF APPLICATION:** December 19, 2025

**PROJECT DESCRIPTION** The City of Yakima Planning Division is proposing non-project amendments to Title 15 of the Yakima Municipal Code.

**NOTICE OF ENVIRONMENTAL REVIEW** This is to notify all the public and private agencies with jurisdiction and environmental expertise that the City of Yakima Planning Division has been established as the lead agency, pursuant to the Washington State Environmental Policy Act (SEPA) for the above stated project. **The City of Yakima is issuing a Preliminary Determination of Non-Significance (DNS) on this project.** WAC 197-11-340 is being used. The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: No impacts identified.

**Required Permits:** The following local, state, and federal permits/approvals may or will be needed for this project: None

**Required Studies:** N/A

**Existing Environmental Documents:** Comprehensive Plan 2040 – Final Supplemental Environmental Impact Statement (June 13, 2017)

**Preliminary determination of the development regulations that will be used for project mitigation and consistency:** Future projects will require compliance with the International Building Code, City of Yakima Urban Area Zoning Ordinance, City of Yakima Comprehensive Plan and City of Yakima Title 12 Development Standards.

**REQUEST FOR WRITTEN COMMENT AND NOTICE OF PUBLIC HEARING** The public is encouraged to review and comment on the proposed application. Written comments may be submitted prior to or at the public hearing. The public hearing before the City of Yakima Planning Commission has been scheduled for Wednesday, **January 28, 2026**, beginning at **3:00 p.m.** in the Council Chambers – 129 N 2<sup>nd</sup> St, Yakima WA, 98901. Any person desiring to express their views on this matter is invited to attend the public hearing or to submit their written comments to: City of Yakima, Planning Division, 129 N 2nd St., Yakima, WA 98901. **A separate public notice will be provided for the public hearing before the Yakima City Council.** You can mail your comments to:

**Bill Preston, Community Development Director**  
**City of Yakima, Department of Community Development**  
**129 N. 2nd St.; Yakima, WA 98901**

**NOTICE OF RECOMMENDATION** Following the public hearing, the Planning Commission will issue its recommendation within ten (10) business days. When available, a copy of the recommendation will be mailed to parties of record and entities who were provided this notice once it is rendered.

The file containing the complete application is available for public inspection at the Yakima City Planning Office at 129 North 2nd Street, Yakima, WA, and online at <https://www.yakimawa.gov/services/planning/text-amendments/>



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The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall – 2nd Floor, 129 North 2nd Street, Yakima, Washington. If you have questions regarding this proposal, please call Trevor Martin, AICP, Planning Manager, at (509) 575-6042, or e-mail to [trevor.martin@yakimawa.gov](mailto:trevor.martin@yakimawa.gov).

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DEPARTAMENTO DE DESARROLLO COMUNITARIO  
Bill Preston, P.E., Director

Trevor Martin, AICP, Gerente  
Division de Planificación  
129 Norte Calle 2ª, 2º Piso, Yakima, WA 98901  
Tel. (509) 575-6183 • Fax (509) 575-6105 • Email: ask.planning@yakimawa.gov

### AVISO DE APLICACIÓN, REVISION AMBIENTAL, Y AUDIENCIA PÚBLICA

El Departamento de Desarrollo Comunitario de la Ciudad de Yakima ha recibido una aplicación por parte de un propietario/solicitante y este es un aviso sobre esa solicitud. Información sobre la ubicación de la propiedad en cuestión y la solicitud es la siguiente:

**FECHA OTORGADA:** 24 de diciembre, 2025  
**PARA:** Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes  
**DE:** Bill Preston, Director de Desarrollo Comunitario  
**SOLICITANTE:** Ciudad de Yakima División de Planificación (129 N. 2nd St., Yakima, WA 98901)  
**No. DE ARCHIVO:** TXT#003-25, SEPA#015-25  
**UBICACIÓN:** Cubre toda la ciudad  
**No. DE PARCELA(S):** N/A  
**FECHA DE APLICACIÓN:** 19 de diciembre, 2025

**DESCRIPCIÓN DEL PROYECTO:** La División de Planificación de la Ciudad de Yakima propone enmiendas no relacionadas con proyectos a los Títulos 15 del Código Municipal de Yakima.

**AVISO DE REVISIÓN AMBIENTAL:** Esto es para notificar a las agencias públicas y privadas con jurisdicción y conocimiento ambiental que la Ciudad de Yakima, División de Planificación, se establece como la agencia principal, de acuerdo con la Ley Estatal de Política Ambiental de Washington (SEPA) para el proyecto mencionado anteriormente. **La Ciudad de Yakima está emitiendo una Determinación Preliminar de No-Significancia (DNS) para este proyecto.** La ley bajo WAC §197-11-340 se está utilizando. Se han identificado las siguientes condiciones que pueden utilizarse para mitigar los impactos ambientales adversos de la propuesta: no se identificaron impactos.

**Permisos Requeridos:** Los siguientes permisos/aprobaciones locales, estatales, y federales pueden o serán necesarios para este proyecto: ninguno

**Estudios Requeridos:** ninguno

**Documentos Ambientales Existentes:** Plan Integral 2040 – Declaración Final de Impacto Ambiental Suplementario (13 de junio, 2017)

**Determinación preliminar de las regulaciones de desarrollo que se utilizarán para la mitigación y la consistencia del proyecto:** Los proyectos futuros requerirán el cumplimiento del Código Internacional de Construcción, La Ordenanza de Zonificación del Área Urbana de la Ciudad de Yakima, el Plan Integral de la Ciudad de Yakima y los Estándares de Desarrollo del Título 12 de la Ciudad de Yakima.

**SOLICITUD DE COMENTARIOS ESCRITOS Y AVISO DE AUDIENCIA PÚBLICA:** Se anima al público a revisar la solicitud y comentar sobre la propuesta. Los comentarios escritos pueden presentarse antes de o en la audiencia pública. La audiencia pública frente a la Comisión de Planificación de la Ciudad de Yakima ha sido programada para el miércoles **28 de enero, 2026** comenzando a las **3:00 p.m.** en el Ayuntamiento de la Ciudad de Yakima ubicado en el 129 N 2nd Street, Yakima, WA. Se le invita a cualquier persona que desee expresar sus opiniones sobre este proyecto a asistir a la audiencia pública o a presentar comentarios por escrito. **Se proporcionará un aviso público por separado para la audiencia pública ante el Concejo Municipal de Yakima.** Por favor de enviar sus comentarios sobre esta propuesta a:

Bill Preston, Community Development Director  
City of Yakima, Department of Community Development  
129 N. 2nd St., Yakima, WA 98901

**AVISO DE LA RECOMENDACIÓN:** Después de la audiencia pública, la Comisión de Planificación de Yakima emitirá su recomendación dentro de diez (10) días hábiles. Cuando la recomendación sea emitida, una copia será enviada a las personas que mandaron comentarios o que recibieron este aviso.

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El archivo que contiene la aplicación completa está disponible para inspección pública en la Oficina de Planificación de la Ciudad de Yakima en el 129 al Norte la Calle 2da, Yakima, WA y en línea en: <https://www.yakimawa.gov/services/planning/text-amendments/>

Si tiene cualquier pregunta sobre esta propuesta, puede contactar a la Oficina de Planificación al (509) 575-6183 o por correo electrónico al: [ask.planning@yakimawa.gov](mailto:ask.planning@yakimawa.gov)

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COMMUNITY DEVELOPMENT DEPARTMENT  
Bill Preston, P.E., Director

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**WASHINGTON STATE ENVIRONMENTAL POLICY ACT  
DETERMINATION OF NONSIGNIFICANCE  
CITY OF YAKIMA, WASHINGTON  
January 27, 2025**

**PROJECT DESCRIPTION:** The City of Yakima Planning Division is proposing non-project amendments to 15 of the Yakima Municipal Code.

**LOCATION:** City Limits  
**PARCEL NUMBERS:** N/A  
**PROPONENT:** City of Yakima Planning Division  
**PROPERTY OWNERS:** N/A  
**LEAD AGENCY:** City of Yakima

**FILE NUMBERS:** TXT#003-25 & SEPA#015-25

**DETERMINATION:** The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued after using the DNS process in WAC 197-11-340.; the lead agency will not act on this proposal for 14 days from the date of preliminary threshold determination. **All comments must be submitted by 5:00pm on January 7, 2026.**

Responsible Official: Bill Preston  
Position/Title: SEPA Responsible Official  
Phone: (509) 575-6183  
Address: 129 N. 2nd Street, Yakima, WA 98901

Date December 24, 2025

Signature

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# City of Yakima Planning Commission (YPC) Meeting Minutes

November 12, 2025

## Call to Order

Chair Place called the meeting to order at 3:00 p.m.

## Roll Call

**YPC Members Present:** Chair Mary Place, Vice-Chair Anne Knapp, Colleda Monick, Jeff Baker, Charles Hitchcock, Leanne Hughes-Mickel, Shelley White, Roy Gondo  
**YPC Members Absent:** Kevin Rangel, Frieda Stephens, Philip Ostriem  
**Staff Present:** Trevor Martin; Planning Manager, Jason Radtke; Senior Planner, Eva Rivera; Planning Technician  
**City Council Liaison:** Janice Deccio, Rick Glenn

## Staff Announcements –

Today's meeting will be brief and will adjourn by 4:15 p.m. to accommodate the City Council meeting scheduled afterward.

**Approval of Minutes from October 22, 2025-** Commissioner Monick moved to approve the meeting minutes from October 22, 2025, Commissioner Baker seconded the motion. The motion carried unanimously.

## Public Comment – None

Chair Place and Vice Chair Knapp suggested revisions to the layout of the Comprehensive Plan handbook.

**Study Session: Parking –**Trevor and the commission reviewed proposed changes to Title 15 related to parking regulations and definitions, caused by two recent housing bills. Second Substitute House Bill (2SHB) 1183 and Engrossed Substitute Senate Bill (ESSB) 5184. Robert Washabaugh, Supervising Traffic Engineer, provided input on proposed changes related to drive-thru regulations. Commissioners asked questions and discussed the proposed changes.

## Other Business -

Trevor informed the commission about the Comprehensive Plan survey and explained that staff would be engaging with the community to encourage participation. He also said he will be emailing a link to the commissioners for the survey

## Meeting Recap – Action Items & Decisions:

- The elements of the Comp Plan rough drafts will be reviewed in January or February
- Implementation measures in the Comp Plan.
- Alphabetize Table 4.1 by category
- Pg. 23 parking space extend to 9ft
- A link of the survey will be emailed

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**Outstanding Action Items**

- The commission will go through the comprehensive plan page by page
- The Land Capacity Analysis currently under review by the Transpo group will be provided
- A new section for congregant living will be added to the code and reviewed by the commission.

**Future Items**

- Staff will notify and update the Commission when the countywide policies are completed.
- Downtown Action Plan - staff will determine if the Planning Commission will be involved
- Staff will coordinate a future roundtable with experts to discuss design standards

A motion to adjourn to December 10, 2025, was passed with a unanimous vote. The meeting adjourned at approximately 4:09 p.m.

Mary Place  
Chair Place

12-10-25  
Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Eva Rivera, Planning Technician.

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